

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

January 3, 2006

**CALL TO PODIUM:**

Trudy Schwarz, Community  
Planning Director

**RESPONSIBLE STAFF:**

Trudy Schwarz, Community  
Planning Director

**AGENDA ITEM:**

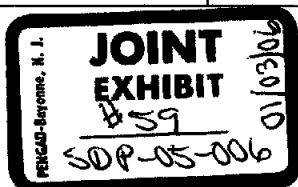
(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item  
is a public hearing)

Introduced	
Advertised	11/16/2005
	11/23/2005
	12/14/2006
	12/21/2006
Hearing Date	01/03/2006
Record Held Open	
Policy Discussion	

**TITLE: SDP-05-006**

This is a proposal for amendment to schematic development plan approval (SDP) for 147,848 square feet of office use, 55,211 square feet of office/retail/restaurant use and 348 multi-family condominiums with structured parking. The subject property is located in the Washingtonian Center, Parcel K, on Washingtonian Boulevard, south of the Springhill Suites Hotel and north of Negola's Ark Veterinary Hospital and is in the Mixed Use Development (MXD) Zone.

**SUPPORTING BACKGROUND:**

This is a proposal to amend the existing SDP by changing the approved 300,000 square feet (sq. ft.) of *office use* and the associated parking structure to 348 *multi-family dwellings use*, 147,848 square feet of *office use*, and 55,211 square feet of *office/retail/restaurant use* on 7.39 acres.

**Background:** The subject property was annexed into the City as part of the Washingtonian (X-159) in 1991. The SDP (Exhibit I), which was part of the annexation agreement, designated this area for two 200,000-400,000 sq. ft. office buildings and a three-to-five level parking deck. In 1996, the M&CC reviewed SDP-W1, which included the subject property. The request was for Residence Inn, 84 townhouses and 302 apartments. This request was modified by the applicant (at the guidance of the M&CC and PC) to only approve the Residence Inn. The proposed apartments encompassed the subject area and the property of the Springfield Suites Hotel (i.e. that is 302 units on 10.3 acres). At that time, the City was conducting the Neighborhood 3 Master Plan and adopted land use of *commercial/industrial-research-office and institutional* for the 10.3 acres. In 1998, the M&CC approved SDP-W4 - a 180-room hotel (the Springfield Suites Hotel) and 190,000 sq. ft. and 160,000 sq. ft. office buildings and a parking structure for the 10.3 acres. An amendment to the annexation agreement was included as part of SDP-W4. Since then, the Planning Commission has approved a Final Site Plan for the offices (SP-02-0001) and an Amendment to Final Site Plan (AFP-02-038) for offices.

A Joint Public Hearing was held on May 16, 2005, to replace the office space with 475 Apartments, SDP-05-001. A Joint Work Session was held on July 25, 2005 in which the applicant presented a mixed use development. He was advised to resubmit for a new joint public hearing.

Attached:

Index of Memoranda and Exhibits identified in **bold**.

(Originally scheduled for December 5, 2005, Meeting which was cancelled due to inclement weather)

**DESIRED OUTCOME:**

Conduct hearing

Both Planning Commission and the Council keep the  
record open indefinitely

## INDEX OF MEMORANDA

Washingtonian Ten  
**SDP-05-006**

No.

- 1) **Application for Schematic Development Plan SDP-05-001**
- 2) **Letter, received August 30, 2005, requesting to amend Schematic Development Plan Application & withdrawal of SDP-05-001**
- 3) **Letter requesting the waiving of the fee for SDP-05-006**
- 4) **Site Location Map**
- 5) **List of Adjoining & Confronting Property Owners**
- 6) **Phasing- Staging Plan- The Estates At Washingtonian Center**
- 7) **Waiver Requests in Conjunction with Schematic Development Plan Amendment Application for "Washingtonian 10" concerning Parking and Reduction in width of Parking Module/Drive Lanes**
- 8) Identification Plat
- 9) Site Plan SDP (Sheet 1 of 2)
- 10) Landscape and Forest Conservation Plan/Schematic Development Plan (Sheet 2 of 2)
- 11) Stormwater Management Concept SDP (Sheet 1 of 1)
- 12) Green Area Exhibit SDP (Sheet 1 of 2)
- 13) Tree Stand Delineation approve in 1996
- 14) Site Development Plan SP-02-0001, Sheets C-2, C-6 and C-7
- 15) Building Perspective and Building Elevations (U1 & U2)
- 16) **Comments from Washington Suburban Sanitary Commission**
- 17) **Letter, received September 13, 2005, requesting rescheduling of public hearing from Jody Kline, Miller, Miller and Canby**
- 18) **Letter, received October 13, 2005, from State Highway Administration (SHA), Maryland Department of Transportation**

- 19) **Facsimile, received October 19, 2005, from SHA Project Planning Division with comments from Consulting Engineers, Rummel, Klepper and Kahl, LLP concerning I-270 Improvements and Corridor Cities Transitway Improvements and Stormwater Management**
- 20) **E-mail, dated October 21, 2005, from Rob Robinson, City of Gaithersburg, to Brian Horn, Rummel, Klepper and Kahl, LLP**
- 21) **Letter, dated October 21, 2005, requesting publication of the Notice of Joint Public Hearing of SDP-05-006 for the Mayor and City Council and the Planning Commission in the October 26 & November 2, 2005, issues of the *Gaithersburg Gazette* and attached fax and e-mail confirmation sheet**
- 22) **November 2, 2005 Washingtonian Ten Staff Comments**
- 23) **Notice of Public Hearing as sent to properties within 200' and other interested parties on October 28, 2005, mailing list attached**
- 24) **E-mail, dated November 17, 2005 from Ollie Mumpower, City of Gaithersburg, concerning Traffic Information with attached e-mail and attachment from Wells & Associates, LLC**
- 25) **Letter, received November 17, 2005, from Jody Kline concerning Washingtonian Ten and comment from Montgomery County Department of Public Works and Transportation**
- 26) **E-mail, dated November 16, 2005 from Ollie Sam Farhadi, Montgomery County Department of Public Works and Transportation, concerning entrances on Omega Drive**
- 27) **Facsimile, received November 8, 2005, from John Borkowski and SHA Project Planning Division with comments from Consulting Engineers, Rummel, Klepper and Kahl, LLP concerning I-270 Improvements requesting Six (6) Months to Develop potential Right of Way Needs**
- 28) **Letter, dated November 7, 2005, requesting publication of the Notice of Joint Public Hearing of SDP-05-006 for the Mayor and City Council and the Planning Commission in the November 16 & 23, 2005, issues of the *Gaithersburg Gazette* and attached fax and e-mail confirmation sheet (This publication was due to an error in publishing by the *Gazette*)**
- 29) **Notice of Rescheduled Public Hearing as sent to properties within 200' and other interested parties on November 10, 2005, mailing list attached**
- 30) **Transmittals of Site Plans to City Departments and other agencies**
- 31) **Updated Traffic Assessment, Washingtonian Ten, received November 29, 2005, from Wells & Associates, LLC**
- 32) **Letter, received November 30, 2005, from Brian Donnelly, Macris, Hendricks & Glascock, P.A., concerning the requested Parking Waiver**
- 33) **Overall Site Plan (SDP-1)**

- 34) Detailed Site Development Plan (SDP-2)
- 35) Landscape and Forest Conservation Plan (SDP-3)
- 36) Detailed Landscape and Forest Conservation Plan (SDP-4)
- 37) Detailed Landscape and Forest Conservation Plan (SDP-5)
- 38) Architectural Elevations (U1)
- 39) Overall Site Plan (SDP-1) (Reduced Version)**
- 40) Detailed Site Development Plan (SDP-2) (Reduced Version)**
- 41) Landscape and Forest Conservation Plan (SDP-3) (Reduced Version)**
- 42) Detailed Landscape and Forest Conservation Plan (SDP-4) (Reduced Version)**
- 43) Detailed Landscape and Forest Conservation Plan (SDP-5) (Reduced Version)**
- 44) Architectural Elevations (U1) (Reduced Version)**
- 45) Schematic Streetscape Photograph**
- 46) Schematic Streetscape Photograph**
- 47) Schematic Streetscape Photograph**
- 48) Schematic Streetscape Photograph**
- 49) Schematic Streetscape Photograph**
- 50) Schematic Streetscape Photograph**
- 51) Schematic Streetscape Photograph**
- 52) Schematic Streetscape Photograph**
- 53) Schematic Streetscape Photograph**
- 54) Schematic Streetscape Photograph**
- 55) Mayor and Council Cover Sheet – December 5, 2005 Joint Public Hearing**
- 56) Letter to Gaithersburg Gazette dated December 7, 2005, requesting a Legal Ad for December 14 and 21, 2005, issues. Fax and email printed communications re same.**
- 57) Notice of December 8, 2005, joint public hearing to interested parties. Labels for people notified. Rescheduled Date of Joint public hearing**

- 58) Memo, dated December 13, 2005, from Ivan Humberson, Fire Marshal, to Community Planning Director Schwarz**
- 59) Mayor and Council Cover Sheet – January 3, 2006 Joint Public Hearing**

# SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9  
and Article V of the City Code

Application #	SDP-05-006
Date Filed	9-2-05
Total Fee	-

- ☐ CONCEPT
- ☐ PRELIMINARY
- ☐ FINAL (MXD FEE APPLIES)
- ☒ SCHEMATIC DEVELOPMENT

## 1. SUBJECT PROPERTY

Project Name "Washingtonian 10"  
 Street Address 9711 Washingtonian Boulevard  
 Zoning MXD Historic area designation ☐ Yes ☒ No  
 Lot Parc.K Block C Subdivision Washingtonian Center  
 Tax Identification Number (MUST BE FILLED IN) 09-0324450

## 2. APPLICANT

Name The Morgan Group, Inc.  
 Street Address c/o Jody S. Kline, Miller, Miller & Canby Suite No.   
 City 200-B Monroe Street, Rockville State MD Zip Code 20850  
 Telephones: Work 301-762-5212 Home jskline@mmcanby.com

## 3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) SDP-02-001; AFP-02-38  
 Name of previously approved Final Plan (if applicable) Washingtonian Center South

## 4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Mike Watkins/Lucas Trunnell; Duany Plater-Zyberk  
 Architect's Maryland Registration Number  Telephone 301-948-6223  
 Street Address 320 Firehouse Lane Suite No.   
 City Gaithersburg State MD Zip Code 20878

Engineer's Name Brian Donnelly, Macris, Hendricks & Glascock  
 Engineer's Maryland Registration Number  Telephone 301-670-0840  
 Street Address 9220 Wightman Road Suite No. 120  
 City Gaithersburg State MD Zip Code 20886

Developer's Name Same as Applicant Telephone   
 Street Address  Suite No.   
 City  State  Zip Code   
 Contact Person

## 4. PROPERTY OWNER

Name ORIX Gaithersburg LLC  
 Street Address 100 N. Riverside Plaza Suite No. 1400  
 City Chicago State IL Zip Code 60606-1508  
 Telephones: Work  Home

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**6. PRIMARY USE**☒ Mixed Use☐ Non-Residential☐ Residential**7. PROPOSED UNIT TYPE**☒ Mixed Use☐ Retail/Commercial☐ Other☐ Office/Professional☐ Residential Multi-Family☐ Restaurant☐ Residential Single Family**8. WORK DESCRIPTION**

Multiple buildings (7) containing 147,848 SF of office use, 55,211 SF of office/retail/restaurant space and 348 condominiums, with structured parking and substantial active open space for residents and users of the non-residential components of the project.

**9. PROJECT DETAIL INFORMATION.** Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			322,076 SF
2. Site Area (acres)			7.39362
3. Total Number of Dwelling Units/Lots			348
4. Height of Tallest Building		100'	58 feet
5. Green Area (square feet)		100,947	125,616
6. Number of Dwelling Units/Acre			47
7. Lot Coverage (Percent)			
8. Green Area (Percent)		40% resid/25%comm	See Green Area exh.
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		348
d. Multi-Family Apartment	# Units		
e. Other (Resident amenity space)			3,000 SF+
10. Retail/Commercial	Sq. Ft.		53,211 SF
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		(incl. in above)
12. Office/Professional	Sq. Ft.		147,848 SF
13. Warehouse/Storage	Sq. Ft.		
14. Parking		1473	1,288
15. Shared Parking/Waiver			Waiver Req.
16. Other			
17. Total			

**SUBMISSION REQUIREMENTS**

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) The Morgan Group, Inc.

Applicant's Signature By: Jody S. Kline  
 Daytime Telephone Jody S. Kline, 301-762-5212

Date September 1, 2005

LAW OFFICES

## MILLER, MILLER & CANBY

CHARTERED

200-B MONROE STREET  
ROCKVILLE, MARYLAND 20850

(301) 762-5212  
FAX (301) 762-6044

JSKLINE@MMCANBY.COM

PATRICK C. MCKEEVER  
JAMES L. THOMPSON  
LEWIS R. SCHUMANN  
JODY S. KLINE  
ELLEN S. WALKER  
MAURY S. EPNER  
JOSEPH P. SUNTUM  
SUSAN W. CARTER  
ROBERT E. GOUGH  
GLENN M. ANDERSON  
DONNA E. McBRIDE  
MICHAEL G. CAMPBELL  
SOO LEE-CHO

August 30, 2005

Mr. Greg Ossont  
Director  
Planning and Code Enforcement  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877

RE: Amended Schematic Development Plan Application,  
"Washingtonian 10"  
Application of The Morgan Group, Inc.,  
(Formerly SDP Application No. SDP-05-001)

Dear Mr. Ossont:

On behalf of The Morgan Group, Inc., I am pleased to submit the following materials:

1. A letter withdrawing pending Schematic Development Plan Application No. SDP-05-011. The purpose of this withdrawal letter is to leave the record completely clear to receive and process a second Amended Development Plan Application covering the same property (rather than make a substantial amendment to the current pending application).

This withdrawal letter is submitted with the understanding that a duplicative filing fee for second Amended Schematic Development Plan Application will be waived by the City.

2. A replacement Amended Schematic Development Plan Application for the property which was previously the subject of Application No. SDP-05-001, formally submitting to the City plans for what is now being called the "Washingtonian 10" project.



Representatives of The Morgan Group look forward to working with you and your Staff in the processing of the "Washingtonian 10" Amended Schematic Development Plan Application.

Sincerely yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "Jody Kline". The signature is written in a cursive, slightly stylized font. Above the signature, there is a horizontal line that spans the width of the signature.

Jody S. Kline

JSK/dlt

Enclosures

cc: Fred Felton  
Trudy Schwarz  
Jon Wood  
Mike Watkins  
Lucas Trunnell  
Brian Donnelly  
Mike Workosky

LAW OFFICES

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FAX (301) 762-6044

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MICHAEL G. CAMPBELL  
SOO LEE-CHO

September 2, 2005

Mr. Greg Ossont,  
Director of Planning and  
Code Enforcement  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877-2098

Re: Schematic Development Plan Amendment Application,  
Application of the Morgan Group, Inc.;  
"Washingtonian 10"

Dear Mr. Ossont:

The applicant in the above-referenced matter, the Morgan Group, Inc., requests that the filing fees associated with the attached replacement Schematic Development Plan Amendment Application be waived. As you are aware, there is a pending Schematic Development Plan Amendment Application (No. SDP-05-001) which the attached Application is intended to replace. Rather than substantially modifying Application No. SDP-05-001, we concur that it is more efficient to withdraw that application (see attached letter) and substitute the attached Application in its place. Under those circumstances, we believe that it is appropriate to waive any filing fees associated with this new Application which is, in essence, a continuation or an iteration of the previous Application which was the subject of a substantial filing fee.

Thank you for your attention to this request.

Sincerely yours,

MILLER, MILLER & CANBY

**JODY KLINE**

Jody S. Kline

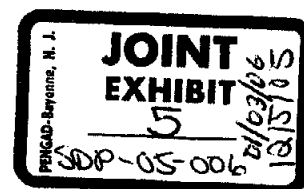
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Enclosure





**LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS  
MORGAN GROUP/WASHINGTONIAN CENTER  
PROPERTY OWNERS WITHIN 200 FEET**

NAME	ADDRESS	LOT/BLOCK
State of Maryland	c/o State Highway Administration 707 N. Calvert Street Baltimore, MD 21202-3601	N-941 & N-896
Potomac Electric Power Company	c/o Corporate Tax Department 701 9 <sup>th</sup> Street, N.W., Suite 5617 Washington, D. C. 20068-0001	N-741
James F. & L. B. Crown	9410 Fields Road Gaithersburg, MD 20878-4504	P-905
Negola Holdings LLC	c/o Daniel C. Negola 21407 Uppermont Lane Gaithersburg, MD 20882-4873	N-774
Ashford Gaithersburg Ltd. Ptnshp.	c/o Ashford Hospitality Trust 14185 Dallas Parkway Suite 1100 Dallas, TX 75254-4308	N-668
Wells Reit-Montgomery LLC	c/o Asset Management 6200 The Corners Parkway Atlanta, GA 30092-3365	N-997 & N-951
<b>WASHINGTONIAN CENTER</b>		
Narasimha S. Gubbi & Kadur Srilakshmi N. Swamy	12 Graceland Street Gaithersburg, MD 20876-7304	Block F, Lot 39
Gaddam N. Goud & Arunasri Gaddam	14 Graceland Street Gaithersburg, MD 20876-7304	Block F, Lot 38
Nathan Q. & Kimchit Pham	20 Shady Elm Mews Gaithersburg, MD 20878-7325	Block E, Lot 11
Donald R. Buchanan, TR	5809 Nicholson Lane, PH 1602 North Bethesda, MD 20852-5713	Block E, Lot 8



Badri Sriraman and Sudha Narasimhan	22 Shady Elm Mews Gaithersburg, MD 20878-7325	Block E, Lot 10
Yiming Li & Yijia Liu	24 Shady Elm Mews Gaithersburg, MD 20878-7325	Block E, Lot 9
Yong M. Liu & Ming Y. Wang	28 Shady Elm Mews Gaithersburg, MD 2087-7325	Block E, Lot 7
Diane M. Foley	16 Graceland Street Gaithersburg, MD 20878-7304	Block F, Lot 37
Yang Wang & Yu Gu	9706 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block E, Lot 4
Kotien Wu & Dong Liu	9708 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block E, Lot 3
Edward C. Brown, 3 <sup>rd</sup>	9710 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block E, Lot 2
Jeffrey D. Escher and Shawn D. Batchelor	9722 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block F, Lot 35
Shuzhou Shen	9728 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block F, Lot 32
Stanley I. & W. F. Warshaw	555 S.E. 6 <sup>th</sup> Avenue, Apt. 5B Delray Beach, FL 33483-5253	Block F, Lot 31
Phillip S. Shin	9702 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block E, Lot 6
Marina Ranti, Et Al	9712 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block E, Lot 1
Yibin Zhang & Weihong Qiao	9724 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block F, Lot 34
Elisa D. Zupnik and Lawrence A. Rogers	9726 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block F, Lot 33
Norene Rosenthal, Et Al	9704 Washingtonian Blvd. Gaithersburg, MD 20878-7302	Block E, Lot 5
Lixin Xu & Fan Wang	9720 Washingtonian Blvd.	Block F, Lot 36

*APPLICANT'S REPRESENTATIVE*

Jody S. Kline, Esquire  
Miller, Miller & Canby  
200B Monroe Street  
Rockville, MD 20850

**PHASING – STAGING PLAN**  
**THE ESTATES AT WASHINGTONIAN CENTER**

The entire project composed of office and mixed use (office/retail/restaurant) building area (201,059 SF) and residential condominiums (348 dwelling units) will be constructed in a single phase in a continuous development process.

Because the supporting road network and public water/sewer service is in place adjacent to the property, no extension of public services is needed in order to serve the subject property.



WAIVER REQUESTS IN CONJUNCTION WITH  
SCHEMATIC DEVELOPMENT PLAN AMENDMENT  
APPLICATION FOR "WASHINGTONIAN 10"

The applicant, the Morgan Group, Inc., for Amended Schematic Development Plan approval for a project to be known as "Washingtonian 10" requests that the City grant the following waivers in conjunction with the approval of the attached Application:

1. Parking: Parking required for each individual use, without credit for "shared use," in accordance with Article XI of the Gaithersburg Zoning Ordinance, would require 1,473 spaces. The Application proposes that 1,288 parking spaces are to be provided. The Applicant requests a parking waiver of 185 spaces to be justified by the application of a reasonable credit for "shared use." Under separate cover, the Applicant will submit a study demonstrating how "shared use" parking credits are applied in other jurisdictions but is not available under the City of Gaithersburg Zoning Ordinance as presently constructed.

2. Reduction in width of parking module/drive lanes: Although the City of Gaithersburg Code does not specifically address drive aisle width for parallel spaces, calculation of the options contained in Section 24-218(e) of the City Code suggests that a drive lane should be 26 feet in width. For the subject Application, the main drive connecting Washingtonian Boulevard and Omega Drive has been designed to accommodate a 20 foot wide drive aisle. This drive aisle is suitable and appropriate for its location and is consistent with comparable examples elsewhere in Gaithersburg (e.g., Main Street in "Kentlands"). The reduced drive aisle width results in slowing of traffic, creating a more appropriate adjacent pedestrian space, and increases the "intimacy" of the street separating buildings which are intended to be part of a cohesive design theme.





**WASHINGTON SUBURBAN  
SANITARY COMMISSION**

14501 Sweitzer Lane • Laurel, MD 20707 • 301-206-8000  
[www.wsscwater.com](http://www.wsscwater.com) • TTY: 301-206-8345

TO: TRUDY SCHWARZ, PLANNING AND CODE ADMINISTRATION  
CITY OF GAITHERSBURG

FROM: NORMA J. THACKER, DSC TECHNICIAN II  
DEVELOPMENT SERVICES GROUP  
PHONE #301-206-8643  
E-MAIL – [nthacke@wsscwater.com](mailto:nthacke@wsscwater.com)

DATE: SEPTEMBER 27, 2005

SUBJECT: WASHINGTONIAN 10

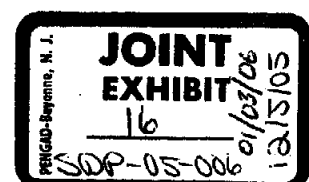
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Site Plan Number: **SDP-05-006**

The above referenced submittal has been reviewed with the following comments:

- ☐ Water Extension may be required.
- ☒ Water and Sewer is available.
- ☒ Existing WSSC facilities are located on the site. Submission has been made to the WSSC.  
Call Relocations Unit at 301-206-8738.
- ☒ Onsite plan review package should be submitted. Contact our Permit Services Unit at 301-206-4003 for additional information. \_\_\_\_\_
- ☐ Project # \_\_\_\_\_ is an approved project within the limits of this proposed site. Contact \_\_\_\_\_ at \_\_\_\_\_ for additional information.
- ☐ Additional Rights-of-Way is required. \_\_\_\_\_
- ☒ Other: Layout of site has changed. Engineer should submit a new On-site Plan package to correspond with the site plan as shown. Abandonment of connections/pipeline may be required.
- ☐ No comment.

Referral Reply Due Date: September 16, 2005



LAW OFFICES

# MILLER, MILLER & CANBY

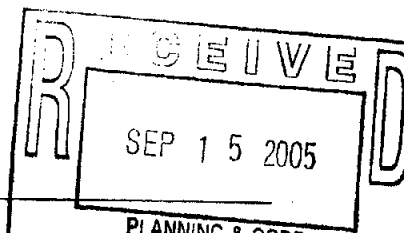
CHARTERED

200-B MONROE STREET  
ROCKVILLE, MARYLAND 20850

(301) 762-5212  
FAX (301) 762-6044

JSKLINE@MMCANBY.COM

September 13, 2005



PLANNING & CODE  
COMMISSION  
PATRICK C. MCKEEVER  
JAMES L. THOMPSON  
LEWIS R. SCHUMANN  
JODY S. KLINE  
ELLEN S. WALKER  
MAURY S. EPNER  
JOSEPH P. SUNTUM  
SUSAN W. CARTER  
ROBERT E. GOUGH  
GLENN M. ANDERSON  
DONNA E. McBRIDE  
MICHAEL G. CAMPBELL  
SOO LEE-CHO

The Mayor and City Council of Gaithersburg  
City Hall  
31 South Summit Avenue  
Gaithersburg, MD 20877

RE: Schematic Development Plan Amendment Application No. SDP-05-006,  
Application of the Morgan Group, Inc.;  
"Washingtonian 10"

Dear Mayor Katz and Members of the City Council:

Your Staff has advised the Applicant of Case No. SDP-05-006 that the Mayor, Council and Planning Commission cannot conduct a joint public hearing on The Morgan Group's refiled Schematic Development Plan Amendment application until **JANUARY 3, 2006**. While The Morgan Group appreciates the Council's busy schedule and heavy workload through the Fall of 2005, we request that the Council please consider an earlier joint hearing date for the reasons set forth below.

At the joint worksession on July 25, 2005, the Morgan Group received both encouragement and advice from the Council and Planning Commission regarding its plans for the "Washingtonian 10" project. Since July, the project team has worked tirelessly to revise its original proposal to (a) significantly increase the office and retail component of the project, (b) enhance the urban qualities of the mixed use development, (c) increase the height of the commercial buildings, (d) embellish the image of the project from adjacent roadways, and (e) respond to each and every design recommendation received from City Staff. These features have been incorporated in the second SDP Amendment application filed with the City on September 2<sup>nd</sup>, representing a refinement of an exciting new development for the City on this important site.

I am writing at this time because deferral of a joint public hearing until January 3<sup>rd</sup> imperils the potential success of this project. The Morgan Group is working closely with the property owner (Orix Gaithersburg, LLC) to secure the necessary development approvals, but within a finite timeframe. The delay associated with a joint public hearing that will not be conducted until January will negatively impact the property owner's interest in pursuing these approvals and would likely result in the derailment of this attractive project. In addition, Morgan has secured financing to



acquire the subject property that similarly could be jeopardized by the extensive delay caused by a January 3<sup>rd</sup> joint public hearing date.

"Washington 10" is a unique opportunity for the City to supplement and strengthen "Washingtonian Center". The SDP Amendment application recently filed with the City can accomplish those goals, but a hearing that will not be conducted until early January sends a message to The Morgan Group and Orix that is contrary to the preliminary guidance which The Morgan Group received at the July 25<sup>th</sup> worksession and may very well result in "Washingtonian 10" never coming to fruition.

For the reasons set forth above, The Morgan Group asks that the City reschedule a joint public hearing for a much earlier date that can be accommodated on the Council and Planning Commission's calendars.

Thank you for your consideration of this request.

Sincerely yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "JODY KLINE". The signature is written in a bold, slightly stylized font with a horizontal line above the first few letters of "JODY".

Jody S. Kline

JSK/dlt

cc: John Bauer, Chairman, Planning Commission  
David Humpton  
Fred Felton  
Greg Ossont  
Trudy Schwarz  
Jon Wood  
Mike Watkins  
Brian Donnelly  
Mike Workosky

Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation  
October 6, 2005

Ms. Trudy Schwarz  
City of Gaithersburg  
31 Summit Avenue  
Gaithersburg, MD 20877-2098

Re: Montgomery County  
I-270  
Washingtonian Ten, Parcel K, Block C  
SDP-05-006


Dear Ms. Schwarz:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the site plan / schematic development plan for the Washingtonian Ten development. We have reviewed the information and offer the following comments at this time:

- The SHA will not support the proposed connection to the southbound I-270 access ramp. Please have the site plan revised to reflect an alternative means of access to the site.
- SHA will defer specific comments to the Montgomery County Department of Public Works & Transportation (DPW&T) on the location of the proposed access point along Omega Drive. Generally, SHA does not favor the close proximity of the proposed access to the I-270 Access Ramp/Omega Drive intersection.
- Four (4) copies of the traffic study need to be submitted so the appropriate divisions within the State Highway Administration (SHA) can make the necessary review. The traffic study should not assume direct access to the I-270 ramp.
- The plan has been forwarded to the Project Planning Division within the State Highway Administration (SHA). We will provide written comments within 30 days based on their review.

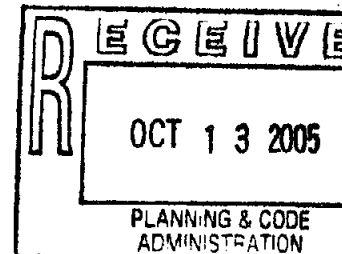
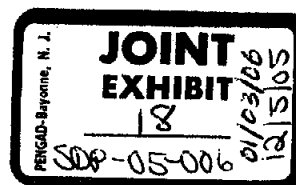
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

  
Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Russell Walto (w/copy of plan)  
Mr. David Adams (Montgomery County DPW&T)



My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)



Maryland Department of Transportation  
State Highway Administration  
Engineering Access Permits Division  
Voice: 410.545.5603 Fax: 410.209.5026

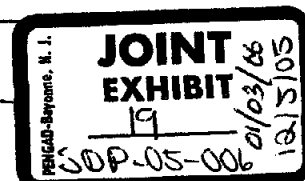
## facsimile transmittal

To: TRUDY SCHWARZ Fax: (301) 258-6336  
From: JOHN BORKANSKI Date: OCTOBER 19, 2005  
Re: SHA PROJECT PLANNING COMMENTS  
ON WASHINGTONIAN TEN Pages: 3  
CC:  
☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

### Notes/Comments:

Trudy,

Here are comments from our Project Planning Division for  
the Washingtonian Ten development for your review. Please  
call if you have any questions (410) 545-5595



**Memorandum**

**Date:** October 12, 2005  
**To:** Russell Walto, SHA – Project Planning Division  
**From:** Brian Horn, RK&K  
Kendall Drummond, RK&K  
**Project:** I-270/US 15 Multi-Modal Corridor Study  
Shady Grove Metro Station to Biggs Ford Road  
**Subject:** Washingtonian Ten – Parcel K, Block C (dated August 26, 2005)

Rummel, Klepper & Kahl, LLP (RK&K) has reviewed the Washingtonian Ten – Parcel K, Block C site plan (Schematic Development Plan - dated August 26, 2005), which is located along southbound I-270, north of Shady Grove Road. The I-270/US 15 Multi-Modal Corridor Study is currently in the Project Planning Phase, and additional/refined right-of-way impact information will be available as the project moves forward. This is a memo submittal only, there are no drawings accompanying this transmittal. Continued coordination will be needed between the developer, State Highway Administration, Maryland Transit Administration, and the City of Gaithersburg as the preliminary designs progress, including the potential Express Toll Lane (ETL) concept, to ensure that adequate right-of-way is reserved for the ultimate I-270 configuration. RK&K offers the following comments:

**I-270 Highway Improvements**

The previously proposed Draft Environmental Impact Statement (DEIS) improvements along I-270 would not occur within the area of the Washingtonian Ten site, as stated in the prior May 3, 2002 Washingtonian Center South development plan (dated August 1999). However, since the 2002 DEIS and Public Hearing, the proposed alternatives have expanded to include the Express Toll Lane (ETL) concept. The ETL concept is under development along I-270 adjacent to the Washingtonian Ten site, and the impacts at the I-270/Shady Grove Road interchange have not been finalized. Preliminary improvement scenarios appear to widen I-270 by approximately 16± feet to accommodate the ETL concept, which also would adjust the access ramp tie in location that borders the southern portion of the development site by approximately 12± feet. Further coordination will be needed between the developer and the State Highway Administration as the ETL design progresses to review the potential affects to the site.

**Corridor Cities Transitway Improvements**

The preliminary 14± mile Corridor Cities Transitway (CCT) alignment extends from the Shady Grove Metro Station to COMSAT. Future coordination will be needed between the developer, State Highway Administration, Maryland Transit Administration, and the City of Gaithersburg as the preliminary designs progress to ensure that adequate right-of-way is reserved for the proposed alignments.



Rummel, Klepper & Kahl, LLP  
Consulting Engineers

**Stormwater Management**

Proposed stormwater management (SWM) facilities are currently being evaluated by the Project Team. The preliminary SWM facilities will likely require additional right-of-way impacts along both the highway improvements and the transitway alignment including the vicinity of the Washingtonian Ten development. Future coordination will be needed between the developer, State Highway Administration, Maryland Transit Administration, and the City of Gaithersburg as the preliminary designs progress to ensure that adequate right-of-way is reserved for SWM facilities.

K:\projects\197-17\admeng\Development Reviews\Washingtonian Center South\28AUG2005\Washingtonian Ten-Parcel\_K-Block\_C.doc



**Rummel, Klepper & Kahl, LLP**  
*Consulting Engineers*

---

**From:** Rob Robinson  
**To:** bhorn@rkkengineers.com  
**Date:** 10/21/2005 2:41:22 PM  
**Subject:** I-270/CCT & Washingtonian Ten

Hi Brian,

We received some comments from you, through John Borkowski at Dist. 3, regarding the Washingtonian Ten Project that borders I-270 ( parcel K, block C). In your comments you address the potential need for an additional 16' of ROW and a 12' shift of the access ramps to accomodate ETLs. In order to work with the applicant, we need to know specifically where these will occur or what the State wants, i.e. is all 16' to be granted on the project site and is the 12' shift moving into the site or away. Also what potential impacts (dedication #) should be considered from the CCT. At the I-270 meeting this week, in addition to alignment ROW, SWM dedication was raised. Trudy Schwarz, our Director of Community Planning, is the lead for this project. She would like it if you could get in touch with her while there is still an open window for planning. We, like you, would like these issues to be straightened out now, as the applicant wishes to move ahead with this project, and not after construction on approved plans has begun. Feel free to get in touch with me or Trudy if you have any other needs/questions. Trudy's e-mail is [Tscharz@gaithersburgmd.gov](mailto:Tscharz@gaithersburgmd.gov) and phone # 301-258-6330 ext 2119. Thanks Brian,  
Rob

Rob Robinson  
Planner  
City of Gaithersburg

301-258-6330 x 2122  
301-258-6336 (fax)

31 S. Summit Ave.  
Gaithersburg MD. 20877

RRobinson@Gaithersburgmd.gov

**CC:** EBaisden@mtamaryland.com; rwalto@sha.state.md.us; Schwarz, Trudy





October 21, 2005

Karey Major, Law Section  
The Gaithersburg Gazette  
PO Box Caller 6006  
Gaithersburg, Maryland 20884

Dear Ms. Major,

Please publish the following legal advertisement in the **October 26 and November 2, 2005**, issues of the *Gaithersburg Gazette*.

Sincerely,

Trudy Schwarz, Community Planning Director  
Planning and Code Administration

ASSIGN CODE: SDP-05-006 Acct #133649

### NOTICE OF JOINT PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan application SDP-05-006, filed by Jody Kline of Miller, Miller and Canby, on behalf of The Morgan Group, Inc., on

**MONDAY  
NOVEMBER 14, 2005  
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests schematic development approval (SDP) for 147,848 square feet of office use, 55,211 square feet of office/retail/restaurant use and 348 multi-family condominiums with structured parking. The subject property is located in the Washingtonian Center, Parcel K, on Washingtonian Boulevard, south of the Springhill Suites Hotel and north of Negola's Ark Veterinary Hospital and is in the Mixed Use Development (MXD) Zone.

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Trudy Schwarz, Community Planning Director  
Planning and Code Administration

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6400 • FAX 301-948-6149 • CITY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

MAYOR  
Steven A. Katz

COUNCIL MEMBERS  
Stanley E. Alster  
Cecilia E. Eilers  
Blanche H. Keller  
Henry C. Marcantoni Jr.  
John R. Schlotzberg

CITY MANAGER  
David R. Thompson



November 2, 2005

Washingtonian Ten Staff Comments:

IN ORDER TO FULLY EVALUATE THIS PROPOSAL, DUE TO THE DENSITY,  
THE SCALE NEEDS TO BE ENLARGED TO THIRTY FOOT.

Environmental:

1. Tree Stand Delineation is ten years old. We need an updated Natural Resources Inventory and Forest Stand Delineation that complies with the City's current standards. We need to see the critical root zones for the trees that are proposed to be saved in order to evaluate the impact of the proposed construction.
2. Noise Study - Required for NRI, please provide so that it can be evaluated.

State:

1. Denied access on Access Ramp to Omega Drive
2. Widening of Access Ramp
3. Widening of I-270 for toll lanes

County:

1. Denied access on Omega?
2. Payments to the WILP Road Club

Conceptual Stormwater Management Plan complying with the 2000 Maryland  
Stormwater Design Manual

Traffic Study for the proposed development

Preliminary Street profiles

Circulation problem on north end of the property (Need to integrate hotel site better)

Location and dimensions of off-street parking (specifically the garages)

Parking calculations

Concern of lack of usable space for residential use – incorporate a dog park!

Fire Code issues





CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

### NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

**Meeting:** MAYOR AND CITY COUNCIL  
**Application Type:** SCHEMATIC DEVELOPMENT PLAN  
**File Number:** SDP-05-006  
**Location:** WASHINGTONIAN CENTER – PARCEL K  
**Applicant:** JODY KLINE, ESQ., MILLER, MILLER AND CANBY FOR  
THE MORGAN GROUP, INC.  
**Development:** MIXED USE DEVELOPMENT  
**Day/ Date/Time:** MONDAY, NOVEMBER 14, 2005, AT 7:30 P.M.  
**Place:** COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE

#### \*\*\*IMPORTANT\*\*\*

This is a proposal for schematic development plan approval (SDP) for 147,848 square feet of office use, 55,211 square feet of office/retail/restaurant use and 348 multi-family condominiums with structured parking. The subject property is located in the Washingtonian Center, Parcel K, on Washingtonian Boulevard, south of the Springhill Suites Hotel and north of Negola's Ark Veterinary Hospital and is in the Mixed Use Development (MXD) Zone. This is the first public hearing in a series of public opportunities to participate. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.gaithersburgmd.gov>.

CITY OF GAITHERSBURG

By:   
Trudy Schwarz, Community Planning Dir.  
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE



**NOTICES SENT THIS 28<sup>th</sup> OF OCTOBER, 2005, TO:**

**APPLICANT AND INTERESTED PARTIES**

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

**MAYOR AND COUNCIL**

**PLANNING COMMISSION**

**CITY STAFF**

David B. Humpton, City Manager

Frederick J. Felton, Assistant City Manager

Tony Tomasello, Assistant City Manager

Cathy Borten, City Attorney

Britta Monaco, Public Information Director

Doris Stokes, Administrative Assistant

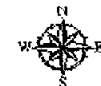
Jeff Baldwin, City Web Administrator (via email)

**LOCATION MAP**

Washingtonian Ten

SDP-05-006

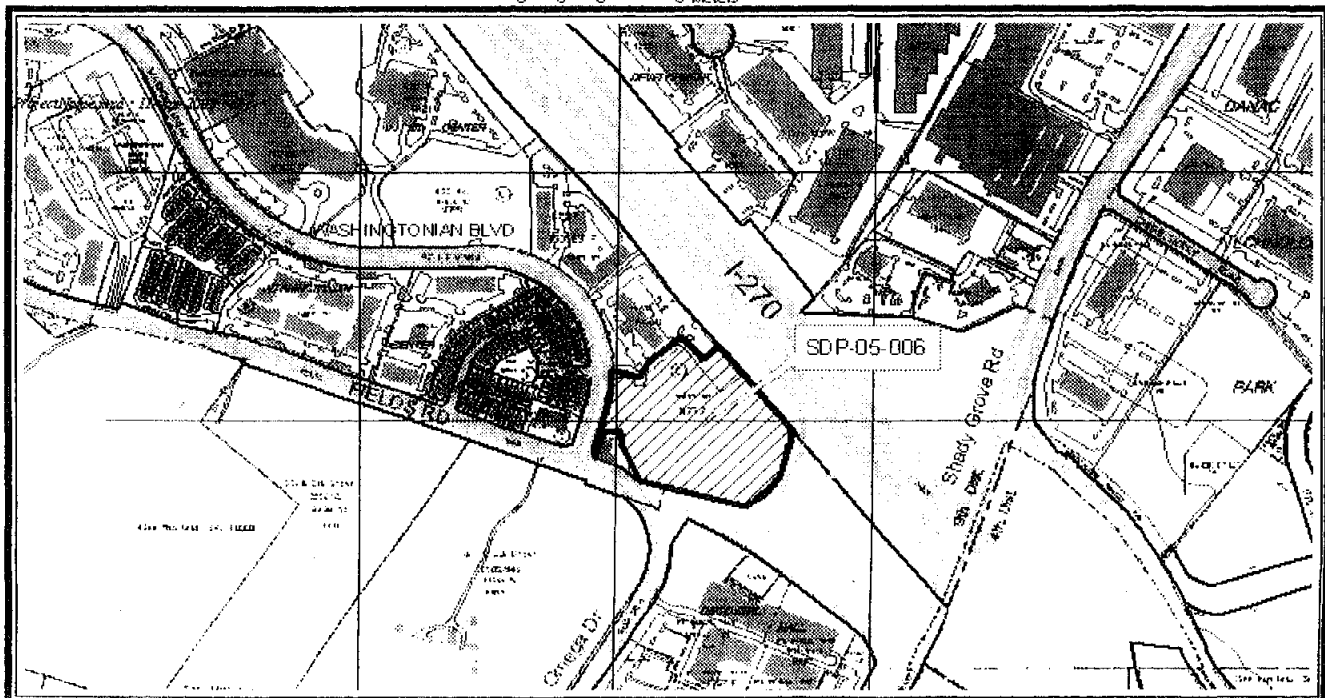
1 inch equals 83,333 feet  
0 0 0 0 Feet  
0 0 0 0 Meters



MD State Plane  
HPGNAD 83/91



City of Gaithersburg  
Planning and Code Admin  
33 S Rockwood Ave  
Gaithersburg, MD 20877  
(301) 258-2330  
www.gaithersburg.md.gov



**From:** Ollie Mumpower  
**To:** Trudy Schwarz  
**Date:** 11/17/2005 8:28:13 AM  
**Subject:** Fwd: Washingtonian Center traffic information

Please see attached. When this project first moved forward I asked for a memo indicating the difference between traffic generated by the proposed residential traffic compared to traffic generated by the approved office. Since that time the new proposal is showing a mix of office and residential.

The information below details the differences between the original proposal and what is being planned at this time.

The Estates at Washingtonian Center  
Peak Hour Intersection Levels of Service -

Mixed uses vs. office comparison

	AM	PM
1. Sam Eig Highway/Fields Road	-25	0
2. Fields Road/Omega Drive/Washingtonian Boulevard	150	4
3. Washingtonian Boulevard/Site Entrance	63	44
4. Fields Road/Site Entrance	120	34

At present Sam Eig and Fields Road is the most critical of these 4 intersections and the results of this comparison indicated that traffic will not increase at this location. The other 3 intersections show traffic volume increases. These intersection do not appear to have capacity problems associated with them. However, as this project moves along we may request additional traffic studies be performed at these locations to determine if any improvements may be required.

Ollie K. Mumpower  
Engineering Services Director  
Department of Public Works, Parks Maintenance and Engineering  
800 Rabbitt Road  
Gaithersburg, Maryland 20878-1600  
301-258-6370 Ext. 106  
301-258-6375 FAX  
301-258-6430 TTY  
[omumpower@gaitthersburgmd.gov](mailto:omumpower@gaitthersburgmd.gov)  
[www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

>>> "Michael J. Workosky" <[Mjworkosky@mjwells.com](mailto:Mjworkosky@mjwells.com)> 11/14/2005 9:04 AM >>>  
Ollie,

Per my voicemail, please find attached a revised trip generation table and CLV results for the updated development program at Washingtonian Center. Please review and call me to discuss.

Thanks.

Mike.



Michael J. Workosky  
Principal Associate  
Wells & Associates, LLC  
1420 Spring Hill Road  
Suite 600  
McLean, Virginia 22102  
Ph: 703/917-6620  
Fax: 703/917-0739  
Cell: 703/898-6712  
[www.mjwells.com](http://www.mjwells.com)

**CC:** Jim Arnoult; [jskline@mmcanby.com](mailto:jskline@mmcanby.com); [Mjworkosky@mjwells.com](mailto:Mjworkosky@mjwells.com)

Table 1  
The Estates at Washingtonian Center  
Site Trip Generation Analysis <sup>(1)</sup>

Land Use	Amount	Units	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Approved Program</b>								
General Office	350,000	S.F.	511	76	587	89	435	524
<b>Proposed Program</b>								
General Office	147,848	S.F.	211	32	243	40	193	233
Internal to Retail	23%	23%	-	7	7	-	44	44
Internal to Residential	2%	2%	-	1	1	-	4	4
Internal from Retail	31%	31%	65	-	65	12	-	12
Internal from Residential	0%	0%	-	-	-	-	-	-
Total Internal			1	2	3	6	6	12
<b>Total Office Trips</b>			<b>210</b>	<b>30</b>	<b>240</b>	<b>34</b>	<b>187</b>	<b>221</b>
Retail	53,211	S.F.	65	42	107	198	215	413
Internal to Office	3%	3%	-	1	1	-	6	6
Internal to Residential	12%	12%	-	5	5	-	26	26
Internal from Office	2%	2%	1	-	1	4	-	4
Internal from Residential	9%	9%	6	-	6	18	-	18
Total Internal			7	6	13	22	32	54
<b>Total Retail Trips</b>			<b>58</b>	<b>36</b>	<b>94</b>	<b>176</b>	<b>183</b>	<b>359</b>
Residential Condos	348	D.U.	28	114	142	109	56	165
Internal to Office	0%	0%	-	-	-	-	-	-
Internal to Retail	53%	53%	-	60	60	-	30	30
Internal from Office	2%	2%	1	-	1	2	-	2
Internal from Retail	31%	31%	9	-	9	34	-	34
Total Internal			6	6	12	28	18	46
<b>Total Residential Trips</b>			<b>22</b>	<b>108</b>	<b>130</b>	<b>81</b>	<b>38</b>	<b>119</b>
Total Internal Trips			14	14	28	56	56	112
<b>Proposed Total</b>			<b>290</b>	<b>174</b>	<b>464</b>	<b>291</b>	<b>408</b>	<b>699</b>
<b>Percent Internal Trips</b>			<b>5%</b>	<b>8%</b>	<b>6%</b>	<b>19%</b>	<b>14%</b>	<b>16%</b>
<b>Comparison (Proposed vs. Approved)</b>								
Difference			(221)	98	(123)	202	(27)	175
Percentage			-43%	129%	-21%	227%	-6%	33%

Notes <sup>(1)</sup> Trips based on Weekday Peak-Hour Trip-Generation Formulas and Rates for Use in Local Area Transportation Review, July 1, 2004.

Table 1  
The Estates at Washingtonian Center  
Peak Hour Intersection Levels of Service <sup>(1)</sup>

Intersection	Type of Control	Existing 2005 Traffic Volumes		Total Future Conditions				Mixed Use vs. Office Comparison	
		AM Peak	PM Peak	Approved Office Program AM Peak	Approved Office Program PM Peak	Proposed Mixed Use Program AM Peak	Proposed Mixed Use Program PM Peak	AM	PM
1. Sam Eig Highway/Fields Road	Signal	B 1115	A 996	C 1175	A 1000	B 1150	A 1000	-25	0
2. Fields Road/Omega Drive/Washingtonian Boulevard	Signal	A 506	A 687	A 462	A 915	A 612	A 919	150	4
3. Washingtonian Boulevard/Site Entrance	Stop Sign	N/A	N/A	A 283	A 475	A 346	A 519	63	44
4. Fields Road/Site Entrance	Stop Sign	N/A	N/A	A 559	A 720	A 679	A 754	120	34

Notes:

<sup>(1)</sup> Analysis performed using Critical Lane Volume Technique (Lane Use Factors for Montgomery County)

LAW OFFICES

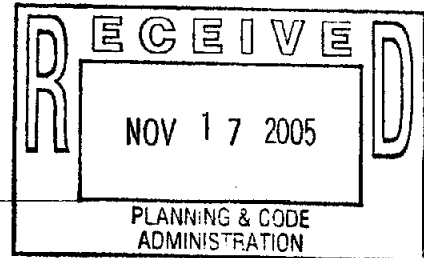
# MILLER, MILLER & CANBY

CHARTERED

200-B MONROE STREET  
ROCKVILLE, MARYLAND 20850

(301) 762-5212  
FAX (301) 762-6044

JSKLINE@MMCANBY.COM



November 16, 2005

Ms. Trudy Schwarz  
Planning Department  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877-2098

RE: Schematic Development Plan Amendment Application No. SDP-05-006,  
Application of the Morgan Group, Inc.;  
"Washingtonian 10"

Dear Trudy:

After our meeting on November 2nd, we contacted Mr. Sam Farhadi of the Montgomery County Department of Public Works and Transportation to obtain comments from his office regarding access to the "Washingtonian 10" project. Mr. Farhadi was kind enough to call me this morning to provide me with comments from his office on the proposed Schematic Development Plan, comments that he was able to make after we delivered a Site Plan to him early this week.

Mr. Farhadi reported that the Department of Public Works and Transportation would not support an access from the I-270 ramp into the proposed parking garage. He indicated that the applicant could pursue a discussion with the State Highway Administration but, as a matter of general practice and principle, MCDPW&T would not support such a point of access.

His office is okay with the access shown from Omega Drive into the project. Mr. Farhadi requested that we make the intersecting street, however, more perpendicular to the alignment of Omega Drive.

I promised Mr. Farhadi that I would send him a copy of this transmittal to you so that you can contact him yourself if you need to verify this information. Otherwise, the applicant will proceed to revise its plans to address the comments received during our meeting on November 2<sup>nd</sup>, and those comments made by Mr. Farhadi on behalf of Montgomery County Department of Public Works and Transportation.



If you have any comments about these matters yourself, please contact me.

Sincerely yours,

MILLER, MILLER & CANBY

JODY

Jody S. Kline

JSK/dlt

cc: Sam Farhadi  
Greg Ossont  
Ollie Mumpower  
Jon Wood  
Brian Donnelly  
Mike Watkins  
Mike Workosky

Trudy Schwarz - RE: SDP-05-006; WASHINGTONIAN 10; MORGAN GROUP

**From:** "Farhadi, Sam" <Sam.Farhadi@montgomerycountymd.gov>  
**To:** "Dian Thomson" <dlthomson@mmcanby.com>, <tschwarz@gaitthersburgmd.gov>, <gossont@gaitthersburgmd.gov>, <omumpower@gaitthersburgmd.gov>, <jonw@morgangroup.com>, <bdonnelly@mhgpa.com>, <mike@dpz.com>, <mjworkosky@mjjwells.com>  
**Date:** 11/16/2005 12:22 PM  
**Subject:** RE: SDP-05-006; WASHINGTONIAN 10; MORGAN GROUP

Hello All,

I just wanted to make sure everybody is on the same page about this project. Please note that currently there are 2 entrances on to Omega Drive. My understanding is one of the entrances will be removed. Due to this fact that Omega Drive is an arterial road the distance between the curb return of entrance to curb return of the I-270 ramp and also Washingtonian Boulevard can not be less than 100'.

Thanks,

Sam Farhadi

-----Original Message-----

**From:** Dian Thomson [mailto:dlthomson@mmcanby.com]

**Sent:** Wednesday, November 16, 2005 10:26 AM

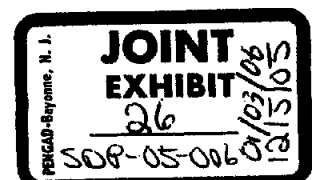
**To:** tschwarz@gaitthersburgmd.gov; Farhadi, Sam; gossont@gaitthersburgmd.gov; omumpower@gaitthersburgmd.gov; jonw@morgangroup.com; bdonnelly@mhgpa.com; mike@dpz.com; mjworkosky@mjjwells.com

**Subject:** SDP-05-006; WASHINGTONIAN 10; MORGAN GROUP

FROM: JODY KLINE

Please see the attached letter; original to follow by mail.

<<Schwarz ltr02.doc>>





Maryland Department of Transportation  
State Highway Administration  
Engineering Access Permits Division  
Voice: 410.545.5603 Fax: 410.209.5026

## facsimile transmittal

To: MS. TRUDY SCHWARTZ Fax: (301) 258-6336  
From: JOHN BORKOWSKI (SHA-EAPD) Date: NOVEMBER 8, 2005  
Re: I-270 WASHINGTONIAN FCN (Parcel K, Block C) Pages: 2  
CC:  
☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

### Notes/Comments:

TRUDY,  
Here are additional comments from our Project Planning Division  
on the Washingtonian FCN Development along I-270. Please contact  
us at (410) 545-5595 if you have any questions on these  
comments.



## Memorandum

**Date:** November 3, 2005  
**To:** Russell Walto, SHA – Project Planning Division  
**From:** Brian Horn, RK&K  
Kendall Drummond, RK&K  
**Project:** I-270 Express Toll Lane (ETL) Feasibility Study  
    > I-370 to I-495/Capital Beltway  
**Subject:** Washingtonian Ten – Parcel K, Block C Site Plan Review

Rummel, Klepper & Kahl, LLP (RK&K) has reviewed the Washingtonian Ten – Parcel K, Block C site plan (Schematic Development Plan - dated August 26, 2005), which is located along southbound I-270, north of Shady Grove Road. The initial phase of the I-270 Express Toll Lane (ETL) Feasibility Study is beginning and no concept drawings are available. This is a memo submittal only, there are no drawings accompanying this transmittal. Continued coordination will be needed between the City of Gaithersburg and the State Highway Administration to ensure that adequate right-of-way is reserved as the preliminary designs progress to incorporate the ETL concept between I-370 and I-495. The Feasibility Project Team is requesting up to six (6) months calendar time to develop the potential right-of-way needs. RK&K offers the following comments:

### **I-270 Highway Improvements**

The ETL concept and the impacts associated with the improvements along I-270 adjacent to the Washingtonian Ten site are under development. The Feasibility Project Team is requesting up to six (6) months calendar time to develop the potential right-of-way needs for the desired ETL direct access ramps to/from I-370 East and to/from I-270 South, the resulting transition area for these ramps, as well as the geometric configuration for mainline/ETL operations of the I-270/US 15 NEPA Study. Further coordination will be needed between the City of Gaithersburg and the State Highway Administration as the ETL design progresses to review the potential affects to the site.

K:\projects\197-17\adming\Development Review\Washingtonian Center South\26AUG2005\Washingtonian Ten-ETL Feasibility memo.doc



Rummel, Klepper & Kahl, LLP  
Consulting Engineers



November 7, 2005

Karey Major, Law Section  
The Gaithersburg Gazette  
PO Box Caller 6006  
Gaithersburg, Maryland 20884

Dear Ms. Major,

Please publish the following legal advertisement in the **November 16 and November 23, 2005**, issues of the *Gaithersburg Gazette*.

Sincerely,

Trudy Schwarz, Community Planning Director  
Planning and Code Administration

ASSIGN CODE: SDP-05-006 Acct #133649

**NOTICE OF JOINT PUBLIC HEARING  
NEW HEARING DATE**

The Mayor and Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan application SDP-05-006, filed by Jody Kline of Miller, Miller and Canby, on behalf of The Morgan Group, Inc., on

**MONDAY  
DECEMBER 5, 2005  
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests schematic development approval (SDP) for 147,848 square feet of office use, 55,211 square feet of office/retail/restaurant use and 348 multi-family condominiums with structured parking. The subject property is located in the Washingtonian Center, Parcel K, on Washingtonian Boulevard, south of the Springhill Suites Hotel and north of Negola's Ark Veterinary Hospital and is in the Mixed Use Development (MXD) Zone.

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Trudy Schwarz, Community Planning Director  
Planning and Code Administration

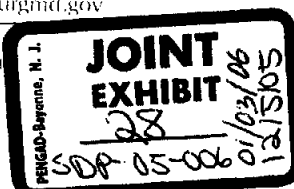
tws

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

MANAGER  
Stephen A. Katz

COUNCIL MEMBERS  
Stanley E. Alster  
Caroline E. Elders  
Blanche H. Keller  
Henry J. Marcotte, Jr.  
John B. Schlichting

CITY MANAGER  
David B. Thompson





CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

**NOTICE OF JOINT PUBLIC HEARING- RESCHEDULED**  
**(ORIGINALLY SCHEDULED FOR NOVEMBER 14)**

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting: **MAYOR AND CITY COUNCIL**  
Application Type: **SCHEMATIC DEVELOPMENT PLAN**  
File Number: **SDP-05-006**  
Location: **WASHINGTONIAN CENTER – PARCEL K**  
Applicant: **JODY KLINE, ESQ., MILLER, MILLER AND CANBY FOR  
THE MORGAN GROUP, INC.**  
Development: **MIXED USE DEVELOPMENT**  
Day/ Date/Time: **MONDAY, DECEMBER 5, 2005, AT 7:30 P.M.**  
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE**

**\*\*\*IMPORTANT\*\*\***

This is a proposal for schematic development plan approval (SDP) for 147,848 square feet of office use, 55,211 square feet of office/retail/restaurant use and 348 multi-family condominiums with structured parking. The subject property is located in the Washingtonian Center, Parcel K, on Washingtonian Boulevard, south of the Springhill Suites Hotel and north of Negola's Ark Veterinary Hospital and is in the Mixed Use Development (MXD) Zone. This is the first public hearing in a series of public opportunities to participate. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.gaithersburgmd.gov>.

CITY OF GAITHERSBURG

By:

  
Trudy Schwarz, Community Planning Dir.

Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE



**NOTICES SENT THIS 10<sup>th</sup> OF NOVEMBER, 2005, TO:**

**APPLICANT AND INTERESTED PARTIES**

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

**MAYOR AND COUNCIL**

**PLANNING COMMISSION**

**CITY STAFF**

David B. Humpton, City Manager  
Frederick J. Felton, Assistant City Manager  
Tony Tomasello, Assistant City Manager  
Cathy Borten, City Attorney  
Britta Monaco, Public Information Director  
Doris Stokes, Administrative Assistant  
Jeff Baldwin, City Web Administrator (via email)

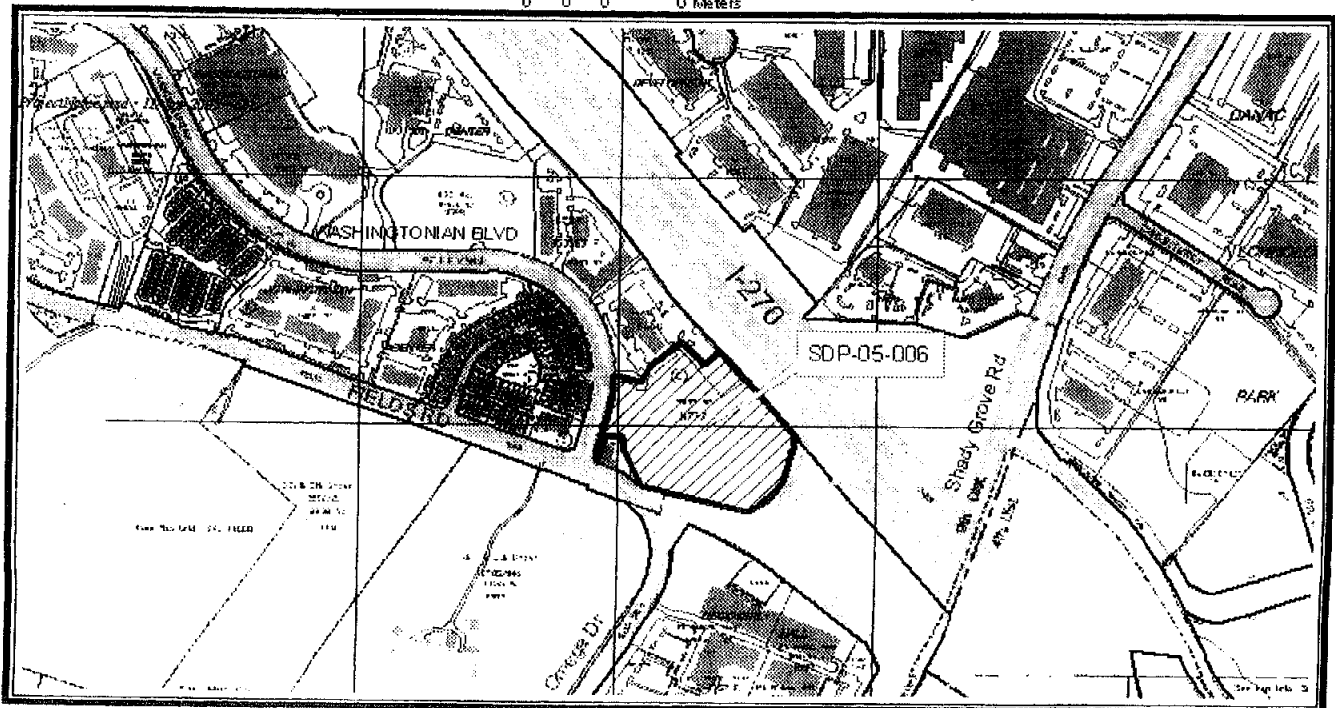
**LOCATION MAP**

Washingtonian Ten  
SDP-05-006

1 inch equals 89,333 feet  
0 0 0 0 Feet  
0 0 0 0 Meters



City of Cockeysville  
Planning and Code Admin  
51 S Emma Ave  
Cockeysville, MD 21037  
(410) 554-3330  
www.cockeysville.org





## WELLS & ASSOCIATES, LLC

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

### MEMORANDUM

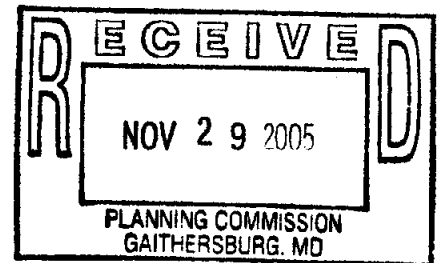
**TO:** Jon C. Wood  
The Morgan Group, Inc.

**CC:** Jody Kline

**FROM:** Michael J. Workosky  
Christopher L. Bowyer  
Wells & Associates, LLC

**DATE:** November 29, 2005

**SUBJECT:** Updated Traffic Assessment  
Washingtonian Ten;  
Gaithersburg, Maryland



### Introduction

This memorandum summarizes an updated traffic assessment for the proposed Washingtonian Ten project. It is based on the background information contained in the "Washingtonian Estates Traffic Assessment", dated March 25, 2005, that assumed the currently approved 350,000 S.F. of general office space would be replaced with 475 multi-family residential dwellings. This report should be referenced for additional background information.

Based on discussions with the City of Gaithersburg, the development program has been revised to contain a mix of land uses that promotes internal trip making, including office, retail, and residential uses.

Consistent with the previous study, an analysis of both the approved office use and the proposed mixed use programs have been prepared for comparison purposes to identify the cumulative effects on the roadway network.



For ease of reading, all tables and graphics are contained in the attached appendices.

### **Revised Development Program**

The Washingtonian Ten site plan has been revised to include the following mix of uses:

General Office:	206,895 S.F.
Retail:	54,511 S.F.
Residential condos	348 D.U.

### **Updated Trip Generation and Comparison**

The number of AM and PM peak hour trips expected to be generated by both the approved office and proposed mixed uses were calculated based on the rates published by the Maryland-National Capital Park and Planning Commission.

The results are shown in Table 1, and indicate that the approved office use would generate 587 trips (511 in and 76 out) during the AM peak hour and 524 trips (89 in and 435 out) during the PM peak hour. The proposed mixed use would generate 564 trips (368 in and 196 out) during the AM peak hour and 799 trips (330 in and 469 out) during the PM peak hour. Internal trip estimates for the mixed use project were computed based on the methodology and data published by the Institute of Transportation Engineers (ITE).

A comparison of the proposed versus approved program indicates that the proposed uses would generate 23 (or 4 percent) fewer trips during the AM peak hour and 275 (or 52 percent) more trips during the PM peak hour.

## **Site Access and Internal Circulation**

Access to the property is proposed via a full-movement driveway on Washingtonian Boulevard, north of the Fields Road intersection. A second right-in/right-out only driveway is proposed on Omega Drive, just east of the Washingtonian Center Boulevard intersection. It is noted that a driveway currently proposed on the I-270 access ramp has been eliminated based on recent comments provided by the City. Additional revisions have been made to the site plan in the area adjacent to the existing hotel building based on a meeting held with City staff on November 2, 2005.

## **Future Traffic Forecasts and Levels of Service**

Total future volumes for both the approved office and proposed mixed use scenarios were developed based on existing traffic counts and the site-generated trips mentioned previously.

Revised capacity analyses were prepared for total future conditions based on the existing lane use and total future forecasts using the Critical Lane Volume technique.

The results are summarized on Table 2, and indicate that the proposed mixed uses would have equal to or less impact at the critical Sam Eig Highway/Fields Road intersection than the approved office use. This intersection would operate at CLV 1,156 rather than 1,175 (19 CLV reduction) during the AM peak hour, and 1,000 (0 CLV reduction) during the PM peak hour.

The remaining three study intersections would realize an increase in CLV during both the AM and PM peak hours with the mixed-use project. However, all of these intersections are expected to operate with CLV's below 1,000, indicating that considerable residual capacity exists at these locations.

## **Conclusion**

The results of the updated traffic assessment indicate that the proposed mixed uses would generate 23 (or 4 percent) fewer trips during the AM peak hour and 275 (or 52 percent) more trips during the PM peak hour than the approved office uses.

The revised development program would have less than or equal to impact to the critical Sam Eig Highway/Fields Road intersection. While an increase in CLV would be realized at remaining study intersections, the resultant CLV would be well below the City standard, indicating that significant residual capacity exists at these intersections.

Questions regarding this document should be directed to Wells & Associates.

O:\PROJECTS\2776\DOCS\REPORTS\WASHINGTONIAN TEN UPDATED TRAFFIC ASSESSMENT (FINAL 11.29.05)

## Appendix A

### Figures

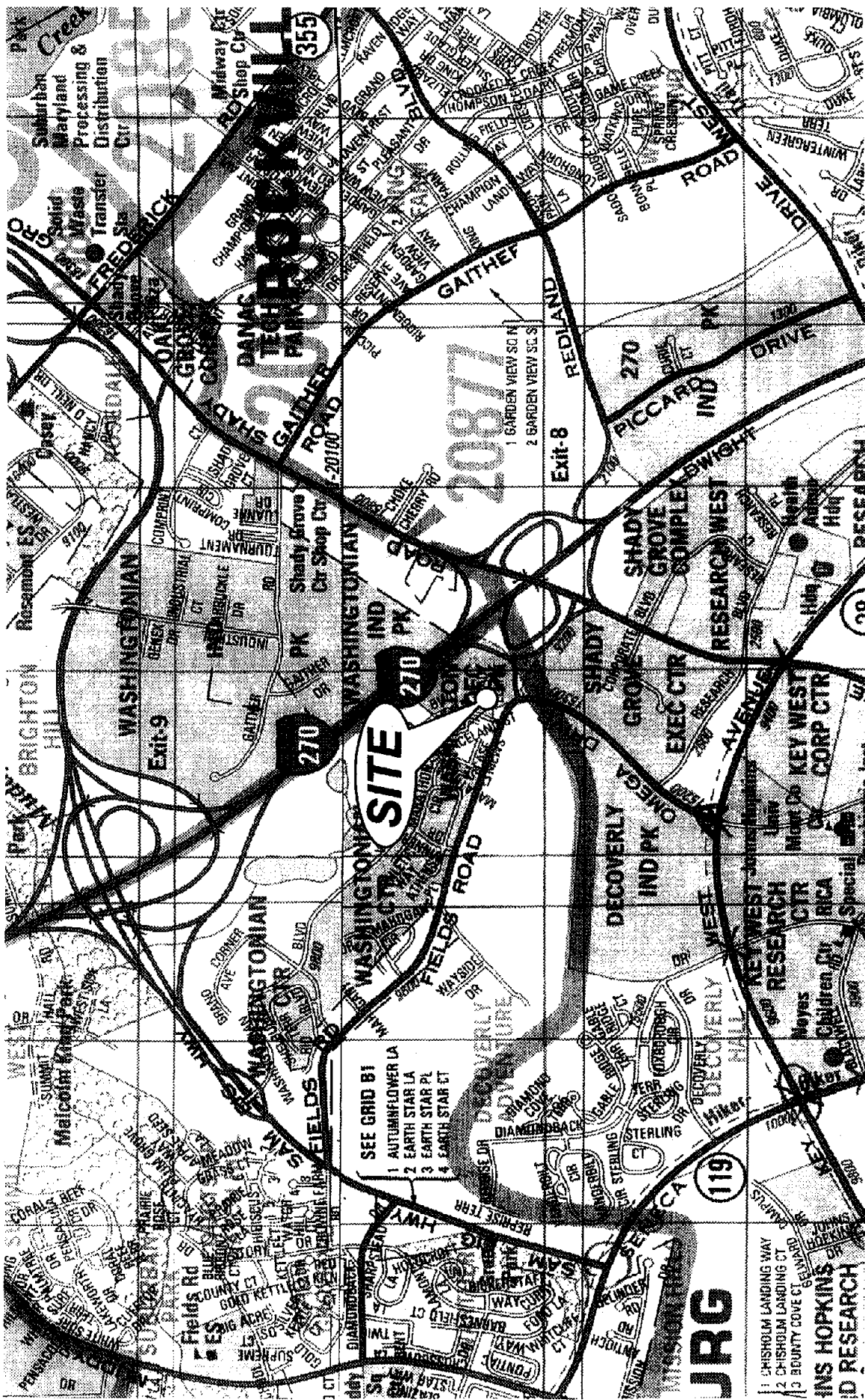


Figure 1  
Site Location

North  
Schematic



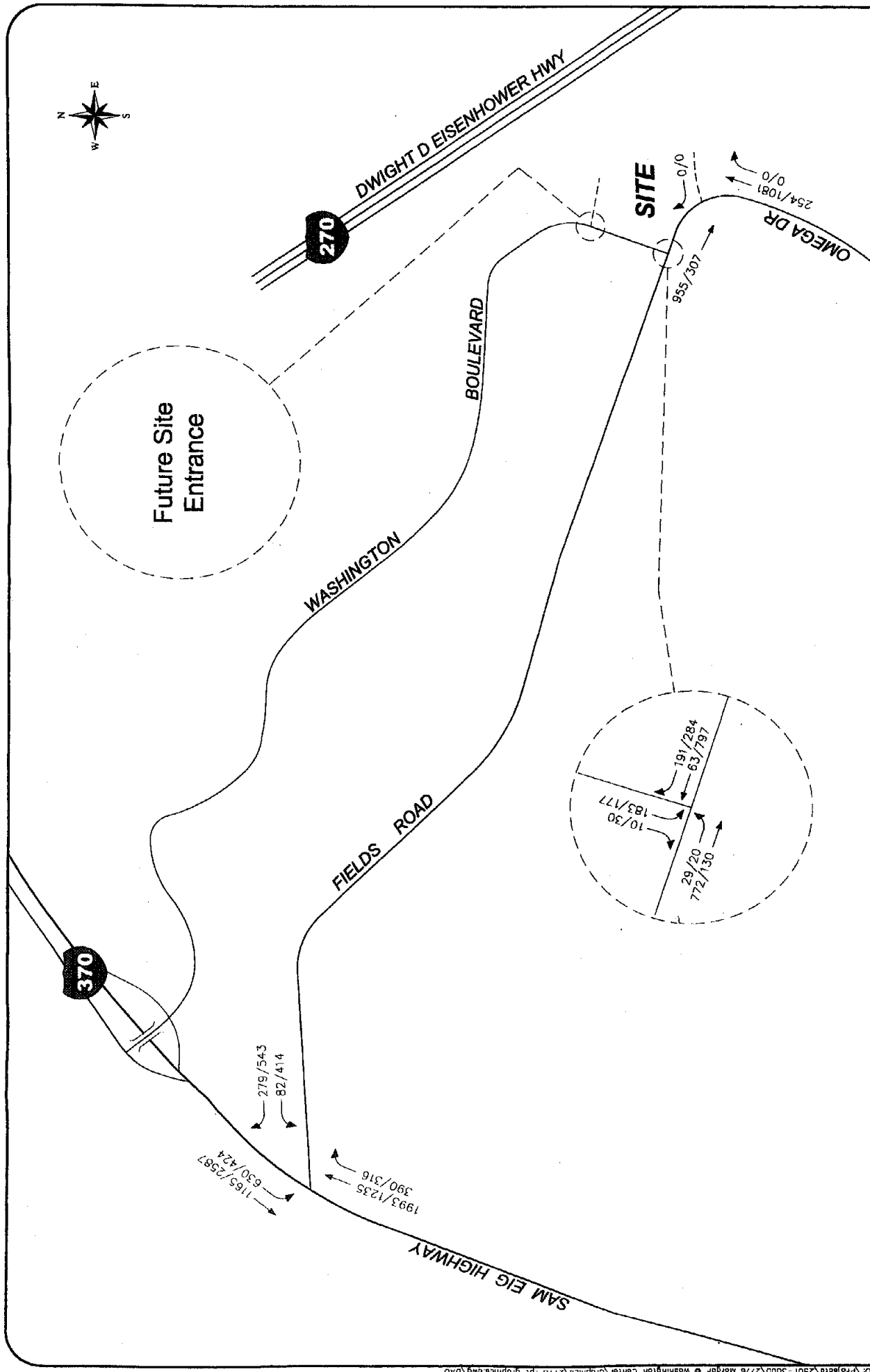


Figure 3  
Existing Peak hour Traffic Volumes

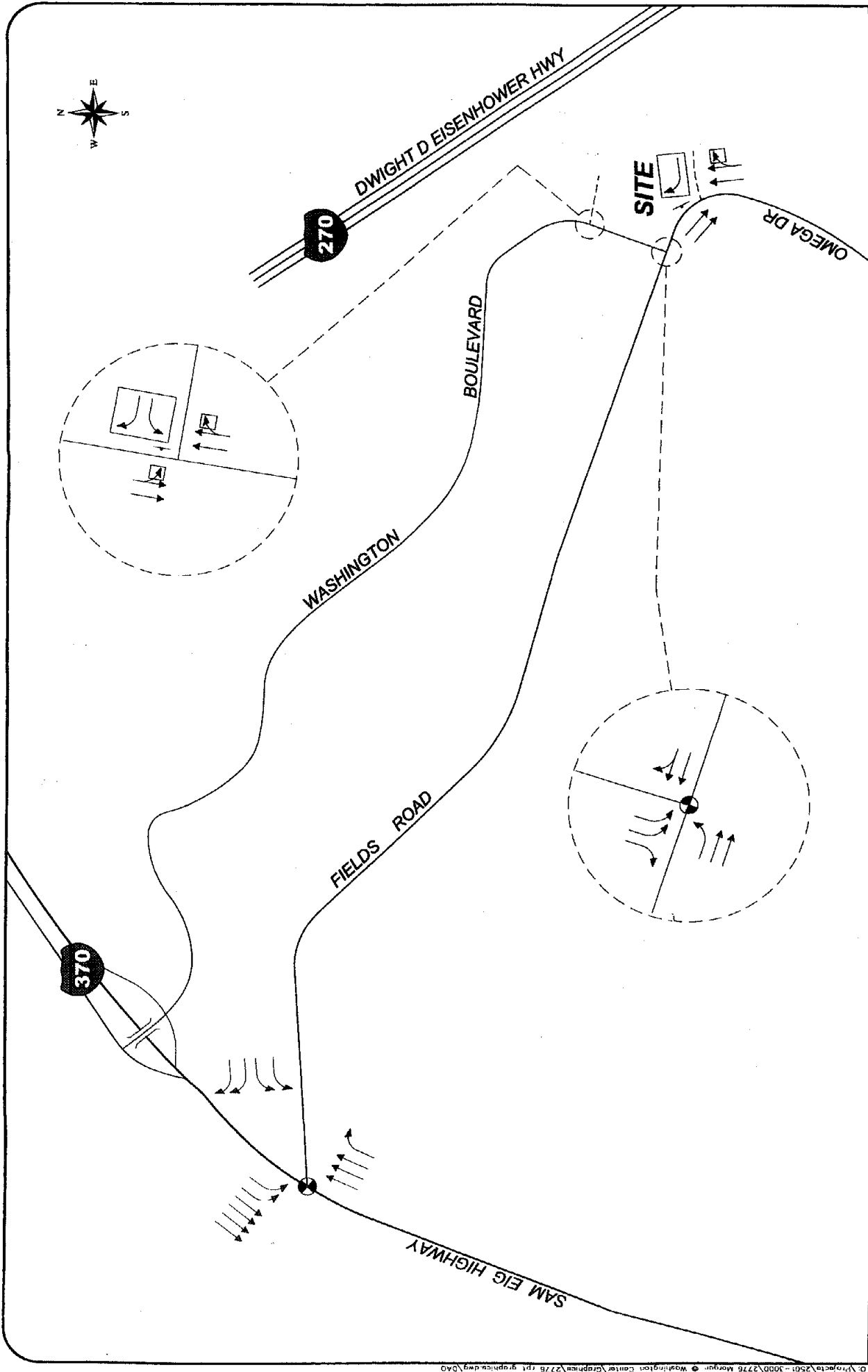
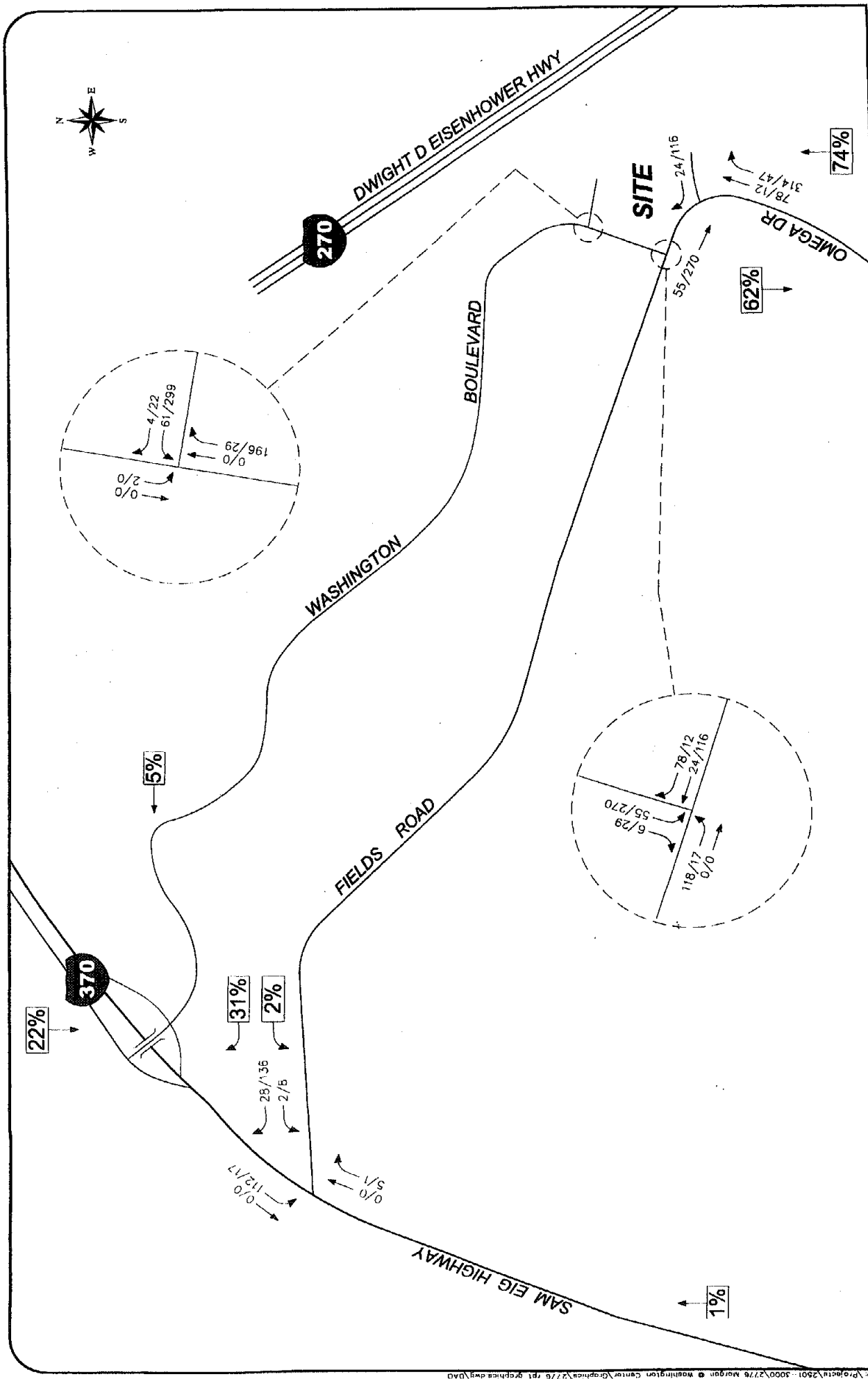


Figure 4  
Existing Lane Use and Traffic Control



AM Peak Hour  
PM Peak Hour  
000/000

Figure 5  
Site-Generated Traffic Assignments - Office

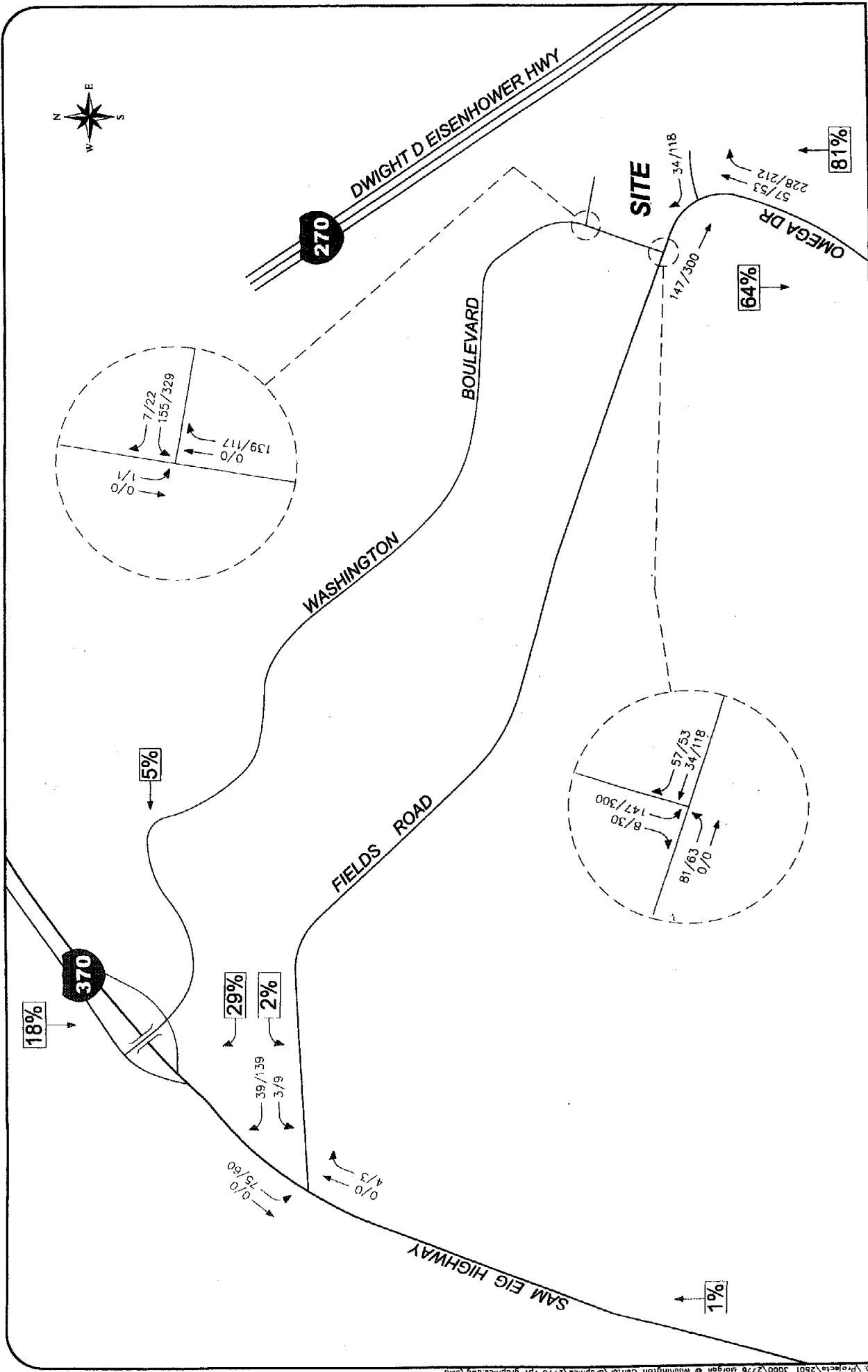
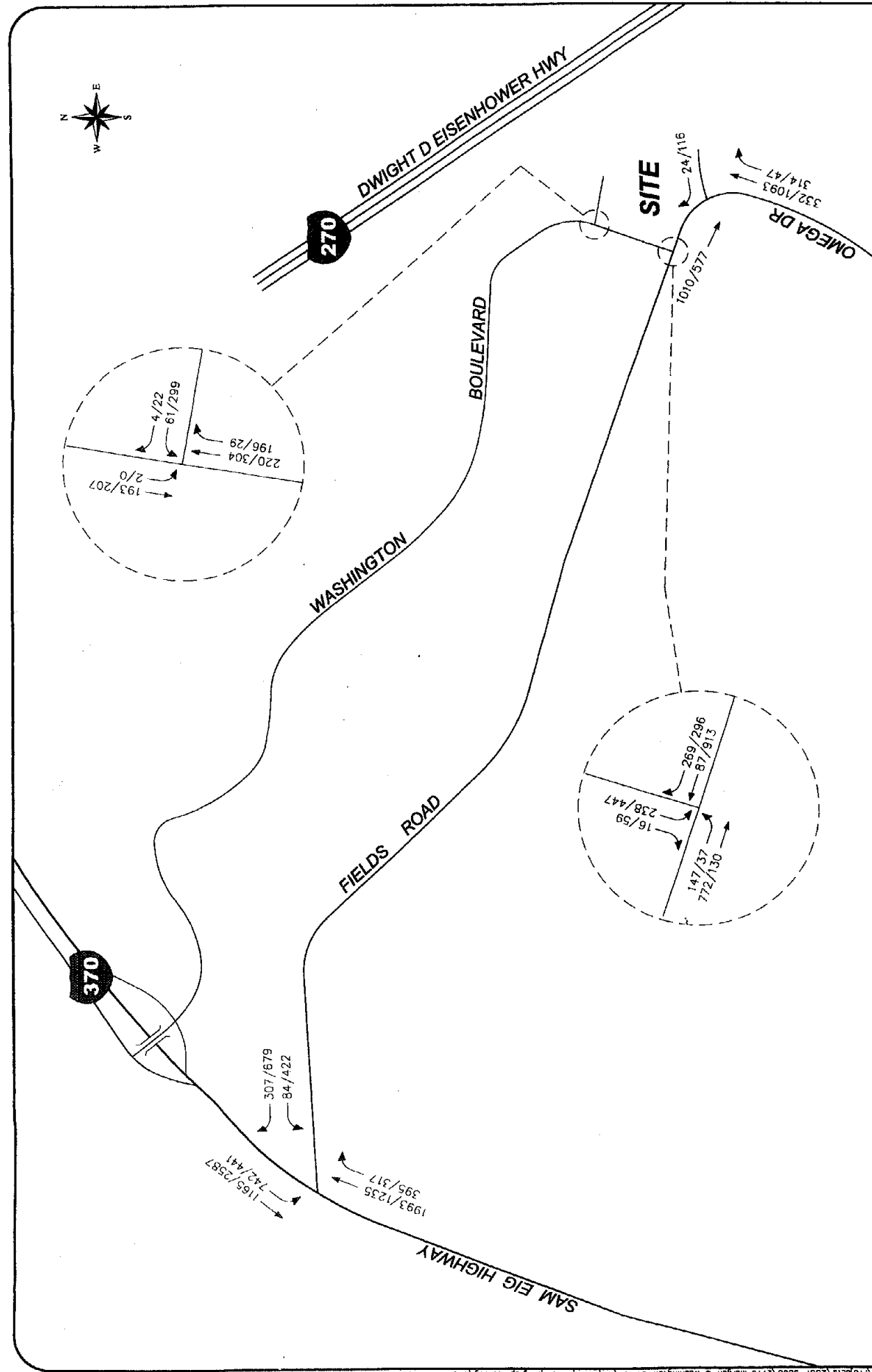
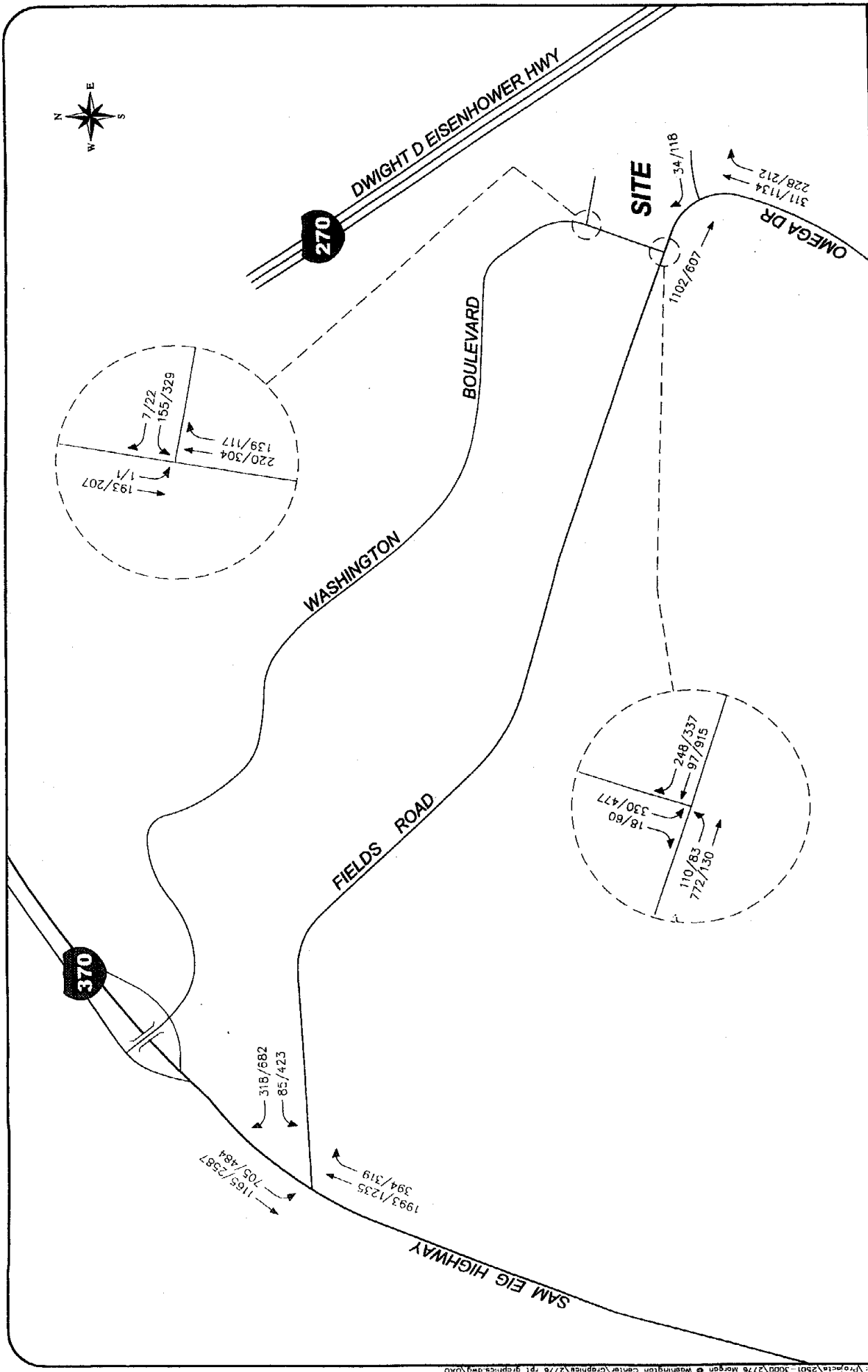


Figure 6  
Site-Generated Traffic Assignments - Mixed Use



AM Peak Hour  
PM Peak Hour  
1000/1000

Figure 7  
Total Future Traffic Forecasts - Office



AM Peak Hour  
PM Peak Hour  
000/000

**Figure 8**  
Total Future Traffic Forecasts -- Mixed Use

D:\Projects\2501-3000\2776 Morgan - Washington Center\Graphics\2776 rpt graphics.dwg\0A0

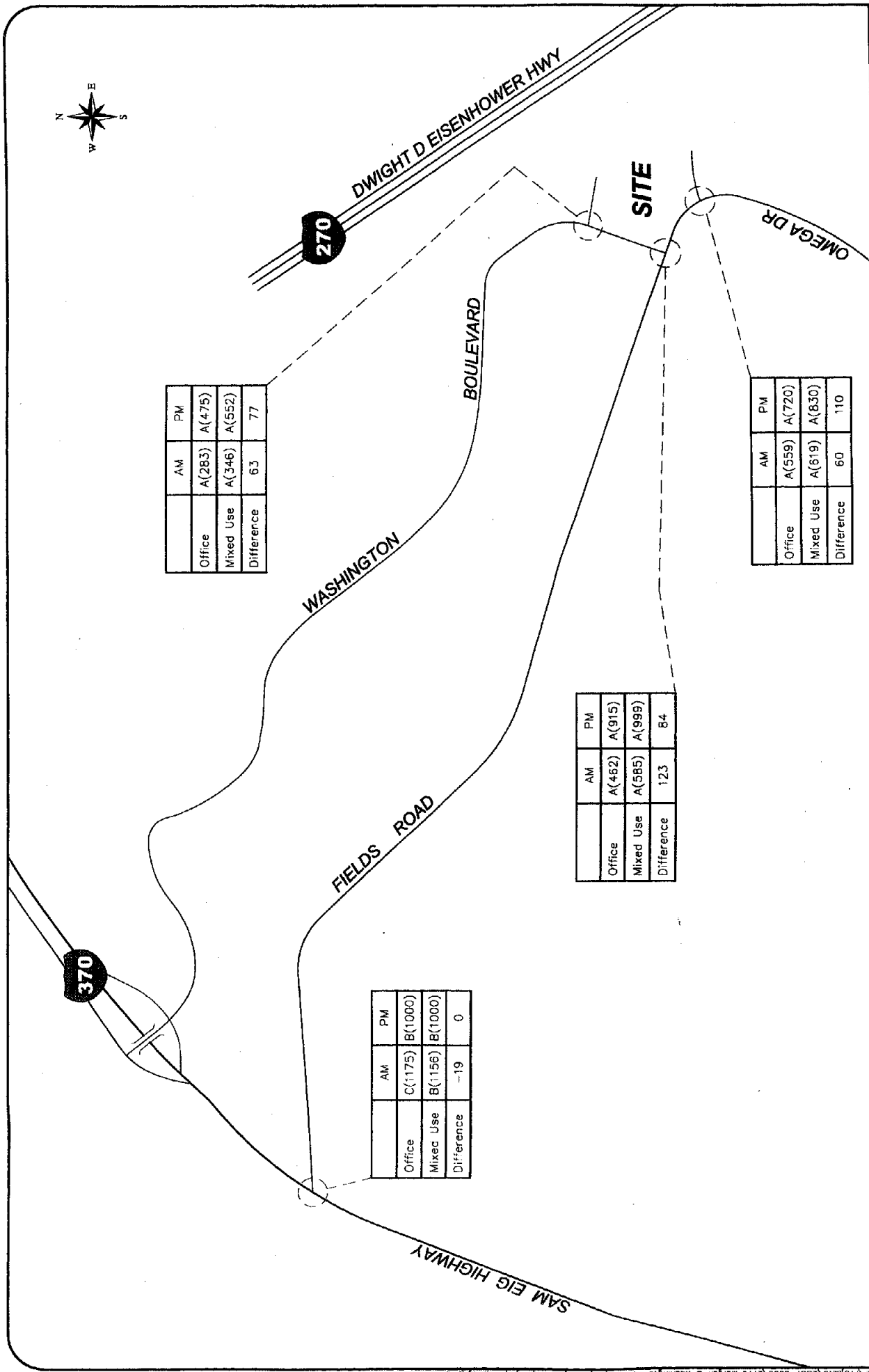


Figure 9  
Critical Lane Volume Comparison

## **Appendix B**

### **Tables**

Table 1  
The Estates at Washingtonian Center  
Site Trip Generation Analysis <sup>(1)</sup>

Land Use	Amount	Units	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b><u>Approved Program</u></b>								
General Office	350,000	S.F.	511	76	587	89	435	524
<b><u>Proposed Program</u></b>								
General Office	206,895	S.F.	299	45	344	54	264	318
Internal to Retail	23%	23%	-	10	10	-	61	61
Internal to Residential	2%	2%	-	1	1	-	5	5
Internal from Retail	31%	31%	93	-	93	17	-	17
Internal from Residential	0%	0%	-	-	-	-	-	-
Total Internal			2	2	4	6	6	12
<b>Total Office Trips</b>			<b>297</b>	<b>43</b>	<b>340</b>	<b>48</b>	<b>258</b>	<b>306</b>
Retail	54,511	S.F.	56	52	108	224	206	430
Internal to Office	3%	3%	-	2	2	-	6	6
Internal to Residential	12%	12%	-	6	6	-	25	25
Internal from Office	2%	2%	1	-	1	4	-	4
Internal from Residential	9%	9%	5	-	5	20	-	20
Total Internal			6	8	14	24	31	55
<b>Total Retail Trips</b>			<b>50</b>	<b>44</b>	<b>94</b>	<b>200</b>	<b>175</b>	<b>375</b>
Residential Condos	348	D.U.	28	114	142	109	56	165
Internal to Office	0%	0%	-	-	-	-	-	-
Internal to Retail	53%	53%	-	60	60	-	30	30
Internal from Office	2%	2%	1	-	1	2	-	2
Internal from Retail	31%	31%	9	-	9	34	-	34
Total Internal			7	5	12	27	20	47
<b>Total Residential Trips</b>			<b>21</b>	<b>109</b>	<b>130</b>	<b>82</b>	<b>36</b>	<b>118</b>
Total Internal Trips			15	15	30	57	57	114
<b>Proposed Total</b>			<b>368</b>	<b>196</b>	<b>564</b>	<b>330</b>	<b>469</b>	<b>799</b>
<b>Percent Internal Trips</b>			<b>4%</b>	<b>8%</b>	<b>5%</b>	<b>17%</b>	<b>12%</b>	<b>14%</b>
<b><u>Comparison (Proposed vs. Approved)</u></b>								
Difference			(143)	120	(23)	241	34	275
Percentage			-28%	158%	-4%	271%	8%	52%

Notes <sup>(1)</sup> Trips based on Weekday Peak-Hour Trip-Generation Formulas and Rates for Use in Local Area Transportation Review, July 1, 2004.

Table 1  
The Estates at Washingtonian Center  
Peak Hour Intersection Levels of Service <sup>(1)</sup>

Intersection	Type of Control	Existing 2005 Traffic Volumes		Total Future Conditions				Mixed Use vs. Office Comparison	
		AM Peak	PM Peak	Approved Office Program	Proposed Mixed Use Program	AM Peak	PM Peak	AM	PM
1. Sam Eij Highway/Fields Road	Signal	B 1115	A 988	C 1174	B 1069	C 1159	B 1000	-19	0
2. Fields Road/Omega Drive/Washingtonian Boulevard	Signal	A 506	A 687	A 462	A 915	A 585	A 999	123	84
3. Washingtonian Boulevard/Site Entrance	Stop Sign	N/A	N/A	A 283	A 475	A 346	A 552	63	77
4. Fields Road/Site Entrance	Stop Sign	N/A	N/A	A 559	A 720	A 619	A 830	60	110

Notes:

<sup>(1)</sup> Analysis performed using Critical Lane Volume Technique (Lane Use Factors for Montgomery County)

<sup>(2)</sup> CLV Standard for City of Gaithersburg is 1,450.

## **Appendix C**

### **Existing Critical Lane Volumes**

<p style="text-align: center;"><b>Critical Lane Volume Level of Service Calculations</b></p>	<p>Intersection: <u>Sam Eig Highway</u>          At: <u>Fields Road</u>          County/State: <u>Montgomery County</u>          Scenario/Design Year: <u>Existing Conditions</u>          Computed by: <u>CFP (3.18.05)</u></p>	<p style="text-align: center;"><b>WELLS &amp; ASSOCIATES, LLC</b>          TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS          1420 Spring Hill Road, Suite 600, McLean, Virginia 22102          Phone: (703)917-8620 Facsimile: (703)917-0739</p>																																																																													
<p>AM Peak Hour: _____ PM Peak Hour: _____</p> <p>Lane Configuration: _____</p> <p style="text-align: right;">Sam Eig Hwy</p>																																																																															
<p>Intersection Control: Signal x Stop Ways</p> <p>RTOR/Overlap (AM): NB 148 SB EB 43 WB</p> <p>RTOR/Overlap (PM): NB 225 SB EB 219 WB</p>																																																																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Number of Lanes</th> <th>Lane Use Factor</th> <th>Level of Service</th> <th>Critical Lane Volume</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1.00</td> <td>A</td> <td>1,000</td> </tr> <tr> <td>2</td> <td>0.53</td> <td>B</td> <td>1,150</td> </tr> <tr> <td>3</td> <td>0.37</td> <td>C</td> <td>1,300</td> </tr> <tr> <td>4</td> <td>0.30</td> <td>D</td> <td>1,450</td> </tr> <tr> <td>2 left</td> <td>0.53</td> <td>E</td> <td>1,600</td> </tr> </tbody> </table>			Number of Lanes	Lane Use Factor	Level of Service	Critical Lane Volume	1	1.00	A	1,000	2	0.53	B	1,150	3	0.37	C	1,300	4	0.30	D	1,450	2 left	0.53	E	1,600																																																					
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Phase	Movement	Volume	Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*																																																																					
EB	T	1235	EB	T	1071	0.37	457	225	682																																																																						
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# **Critical Lane Volume Level of Service Calculations**

Intersection: Field Road

At: Washingtonian Blvd

County/State: Montgomery County

Scenario/Design Year: Existing Conditions

Computed by: CFP (3.18.05)

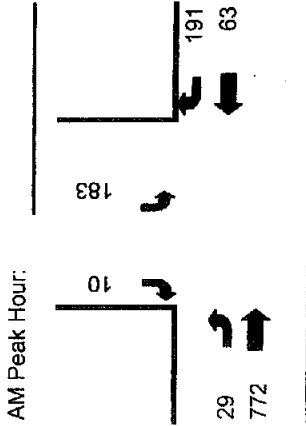
**WELLS & ASSOCIATES, LLC**

TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS

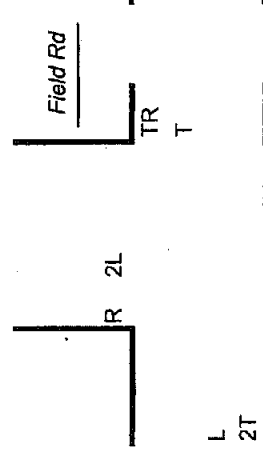
1420 Spring Hill Road, Suite 600; McLean, Virginia 22102

Phone: (703)917-9820 Facsimile: (703)917-0739

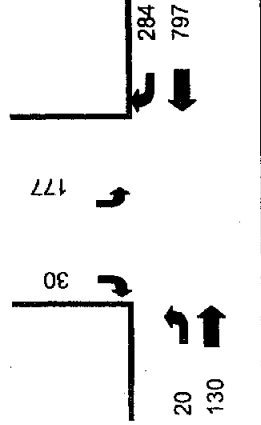
AM Peak Hour:



Lane Configuration



PM Peak Hour:



Intersection Control:

Signal x Stop ways

RTOR/Overlap (AM):

NB SB 10 EB WB

RTOR/Overlap (PM):

NB SB 20 EB WB

Intersection Control:		Signal	x	Stop	Ways		Number Lane Use of Lanes Factor		Level of Service	Critical Lane Volume
RTOR/Overlap (AM):		NB		SB	10	EB		1	A	£ 1,000
								2	B	£ 1,150
								3	C	£ 1,300
RTOR/Overlap (PM):		NB		SB	20	EB		4	D	£ 1,450
								2 left	E	£ 1,600
									F	> 1,600

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*
EB	T	772	0.53	409	0	409	*
WB	TR	254	0.53	135	29	164	
SB	L	183	0.53	97	0	97	*
NB							
SUM:						506	A

SUM:						687	A
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## **Appendix D**

### **Future Critical Lane Volumes**

**Critical Lane Volume Level of Service Calculations**

**WELLS & ASSOCIATES, LLC**  
TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS  
 1420 Spring Hill Road, Suite 600, McLean, Virginia 22102  
 Phone: (703) 917-6620 Facsimile: (703) 917-0739

Intersection: Sam Eig Highway  
 At: Fields Road  
 County/State: Montgomery County  
 Scenario/Design Year: EX With Office  
 Computed by: CFP (3.18.05)

AM Peak Hour: \_\_\_\_\_

Lane Configuration: \_\_\_\_\_

PM Peak Hour: \_\_\_\_\_

Sam Eig Hwy

1,993  
395

1,165  
742

2,587  
441

Intersection Control: \_\_\_\_\_

RTOR/Overlap (AM): \_\_\_\_\_

RTOR/Overlap (PM): \_\_\_\_\_

Signal x Stop Ways

NB 163 SB 45 WB \_\_\_\_\_

NB 234 SB 224 WB \_\_\_\_\_

Number of Lanes	Lane Use Factor	Level of Service	Critical Lane Volume
1	1.00	A	1,000
2	0.53	B	1,150
3	0.37	C	1,300
4	0.30	D	1,450
2 left	0.53	E	1,600
		F	1,600

Phase	Movement	Volume	Lane Use Factor	Opposing Lefts	Critical Lane Volume	*
EB	T	1235	0.37	234	691	
WB	T	2587	0.30	0	776	*
SB						
NB	L	422	0.53	0	224	*
SUM:					1,000	A

Phase	Movement	Volume	Lane Use Factor	Opposing Lefts	Critical Lane Volume	*
EB	T	1235	0.37	234	691	
WB	T	2587	0.30	0	776	*
SB						
NB	L	422	0.53	0	224	*
SUM:					1,175	C

# **Critical Lane Volume Level of Service Calculations**

Intersection: Field Road

At: Washingtonian Blvd

County/State: Montgomery County

Scenario/Design Year: EX With Office

Computed by: CLB (3.23.05)

**WELLS & ASSOCIATES, LLC**

TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS

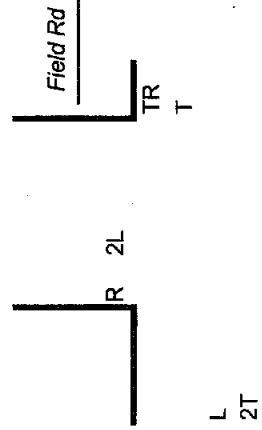
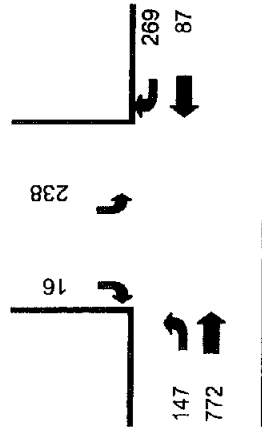
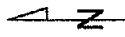
1420 Spring Hill Road, Suite 600, McLean, Virginia 22102

Phone: (703)917-6620 Facsimile: (703)917-0739

AM Peak Hour:

Lane Configuration

PM Peak Hour:



Wash. Blvd

Intersection Control:

Signal

Stop

Ways

RTOR/Overlap (AM):

NB

SB

16

EB

WB

RTOR/Overlap (PM):

NB

SB

37

EB

WB

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*
EB	T	772	0.53	409	0	409	
WB	TR	356	0.53	189	147	336	
SB	L	238	0.53	126	0	126	*
NB							
SUM:						462	A

Number Lane Use of Lanes	Factor	Level of Service	Critical Lane Volume
1	1.00	A	£
2	0.53	B	£
3	0.37	C	£
4	0.30	D	£
2 left	0.53	E	£
		F	>
			1,000
			1,150
			1,300
			1,450
			1,600

Lane Use Factor	Volume	Phase	Movement	Opposing Lefts	Critical Lane Volume	*
0.53	130	EB	T	0	69	
0.53	1209	WB	TR	37	678	*
0.53	447	SB	L	0	237	*
SUM:						915
						A

# Critical Lane Volume Level of Service Calculations

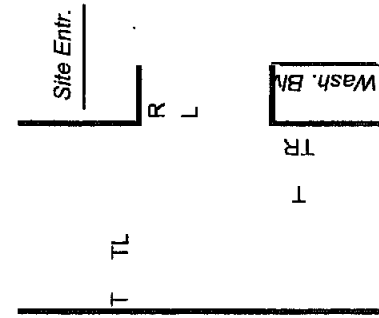
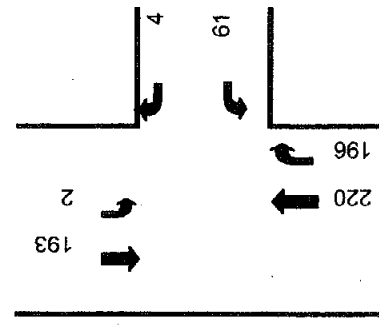
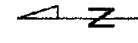
Intersection: Washingtonian Blvd  
 At: Site Entrance  
 County/State: Montgomery County  
 Scenario/Design Year: EX With Office  
 Computed by: CLB (3.23.05)

**WELLS & ASSOCIATES, LLC**  
 TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS  
 1420 Spring Hill Road, Suite 600, McLean, Virginia 22102  
 Phone: (703)917-6620 Facsimile: (703)917-0739

Evening Peak Hour: \_\_\_\_\_

Lane Configuration

Saturday Peak Hour: \_\_\_\_\_



Intersection Control:

RTOR/Overlap (AM):

RTOR/Overlap (PM):

Signal	Stop	X	L	Ways
NB	SB	EB	WB	
NB	SB	EB	WB	

Number of Lanes	Lane Use Factor	Level of Service	Critical Lane Volume
1	1.00	A	1,000
2	0.53	B	1,150
3	0.37	C	1,300
4	0.30	D	1,450
2 left	0.53	E	1,600
		F	1,600

Phase	Movement	Volume	Opposing Lefts	Critical Lane Volume	*
EB					
WB	L	61	0	61	*
SB	TL	195	0	103	
NB	TR	416	2	222	*
SUM:				283	A

Phase	Movement	Volume	Opposing Lefts	Critical Lane Volume	*
EB					
WB	L	299	0	299	*
SB	TL	207	0	110	
NB	TR	333	0	176	*
SUM:				475	A

# Critical Lane Volume Level of Service Calculations

Intersection: Field Road

At: Site Entrance

County/State: Montgomery County

Scenario/Design Year: EX With Office

Computed by: CLB (3.23.05)

**WELLS & ASSOCIATES, LLC**

TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS

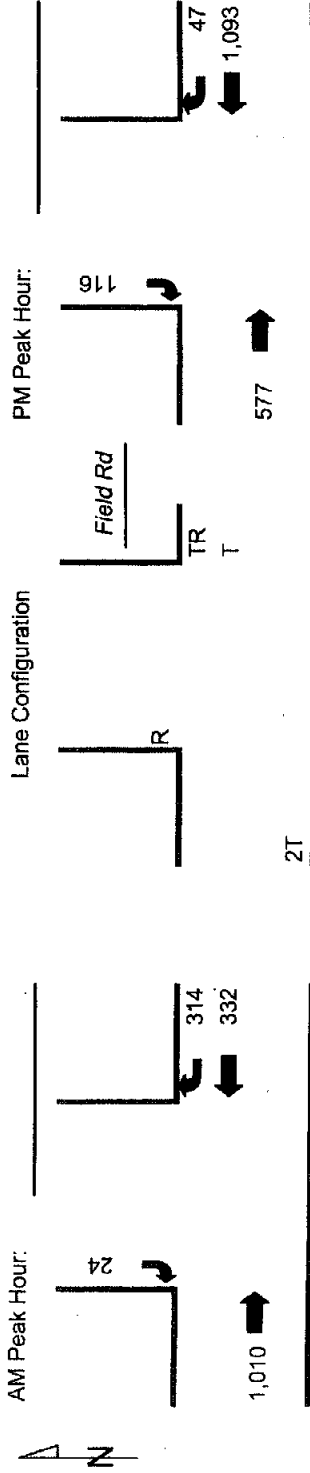
1420 Spring Hill Road, Suite 600, McLean, Virginia 22102

Phone: (703) 917-6620 Facsimile: (703) 917-0739

AM Peak Hour: \_\_\_\_\_

Lane Configuration

PM Peak Hour: \_\_\_\_\_



Site Entr.

Intersection Control:

Signal

Stop

X

Ways

RTOR/Overlap (AM):

NB

SB

EB

WB

RTOR/Overlap (PM):

NB

SB

EB

WB

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*	Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*
EB	T	1010	0.53	535	0	535	*	EB	T	577	0.53	306	0	306	*
WB	TR	646	0.53	342	0	342	*	WB	TR	1140	0.53	604	0	604	*
SB	R	24	1.00	24	0	24	*	SB	R	116	1.00	116	0	116	*
NB															
SUM:														559	A
SUM:														720	A



**Critical Lane Volume Level of Service Calculations**

Intersection: Field Road

At: Washingtonian Blvd

County/State: Montgomery County

Scenario/Design Year: EX With Residential

Computed by: CFP (3.18.05)

**WELLS & ASSOCIATES, LLC**  
**TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS**  
 1420 Spring Hill Road, Suite 600, McLean, Virginia 22102  
 Phone: (703)917-6620 Facsimile: (703)917-0739

AM Peak Hour:

PM Peak Hour:

Intersection Control: Signal    x    Stop    Ways   

RTOR/Overlap (AM): NB    SB 18 EB    WB   

RTOR/Overlap (PM): NB    SB 60 EB    WB

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*
EB	T	772	0.53	409	0	409	*
WB	TR	345	0.53	183	110	293	
SB	L	331	0.53	175	0	175	*
NB							
SUM:						585	A

Number of Lanes	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume
1	1.00	£	£	£
2	0.53	£	£	£
3	0.37	£	£	£
4	0.30	£	£	£
2 left	0.53	£	£	£
				>
				1,000
				1,150
				1,300
				1,450
				1,600
				1,600

# Critical Lane Volume Level of Service Calculations

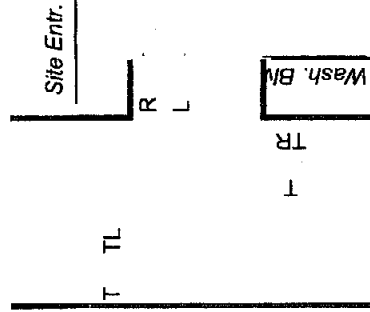
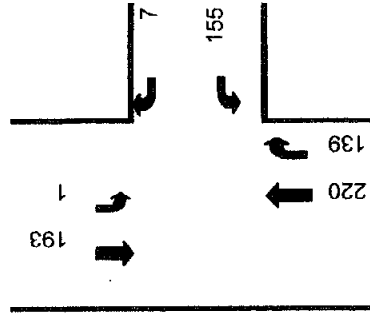
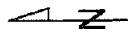
Intersection: Washingtonian Blvd  
At: Site Entrance  
County/State: Montgomery County  
Scenario/Design Year: EX With Residential  
Computed by: CFP (3.18.05)

**WELLS & ASSOCIATES, LLC**  
TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS  
1420 Spring Hill Road, Suite 600: McLean, Virginia 22102  
Phone: (703)917-8620 Facsimile: (703)917-0739

Evening Peak Hour: \_\_\_\_\_

Lane Configuration

Saturday Peak Hour: \_\_\_\_\_



Intersection Control: \_\_\_\_\_

Signal \_\_\_\_\_

Stop \_\_\_\_\_

X \_\_\_\_\_

Ways \_\_\_\_\_

RTOR/Overlap (AM): \_\_\_\_\_

NB \_\_\_\_\_

SB \_\_\_\_\_

EB \_\_\_\_\_

WB \_\_\_\_\_

RTOR/Overlap (PM): \_\_\_\_\_

NB \_\_\_\_\_

SB \_\_\_\_\_

EB \_\_\_\_\_

WB \_\_\_\_\_

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*
EB							
WB	L	155	1.00	155	0	155	*
SB	TL	194	0.53	103	0	103	
NB	TR	359	0.53	190	1	191	*
SUM:						346	A

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*
EB							
WB	L	328	1.00	328	0	328	*
SB	TL	208	0.53	110	0	110	
NB	TR	421	0.53	223	1	224	*
SUM:						552	A

# Critical Lane Volume Level of Service Calculations

Intersection: Field Road

At: Site Entrance

County/State: Montgomery County

Scenario/Design Year: EX With Residential

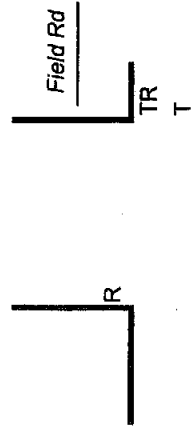
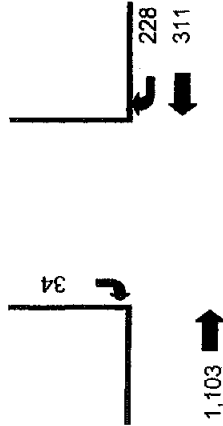
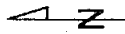
Computed by: CFP (3.18.05)

**WELLS & ASSOCIATES, LLC**  
TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS  
1420 Spring Hill Road, Suite 600, McLean, Virginia 22102  
Phone: (703)917-6620 Facsimile: (703)917-0739

AM Peak Hour: \_\_\_\_\_

Lane Configuration

PM Peak Hour: \_\_\_\_\_



2T

Site Entr.

Intersection Control:

Signal

Stop

X

Ways

RTOR/Overlap (AM):

NB

SB

EB

WB

RTOR/Overlap (PM):

NB

SB

EB

WB

Intersection Control:		Signal	Stop	X	Ways
RTOR/Overlap (AM):		NB	SB	EB	WB
RTOR/Overlap (PM):		NB	SB	EB	WB

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*
EB	T	1103	0.53	585	0	585	*
WB	TR	539	0.53	286	0	286	
SB	R	34	1.00	34	0	34	*
NB							
SUM:						619	A

Number of Lanes	Lane Use Factor	Lane Volume	Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	*	
1	1.00	A	£								
2	0.53	B	£	WB							
3	0.37	C	£								
4	0.30	D	£	WB							
2 left	0.53	E	£								
		F	>								
SUM:										830	A

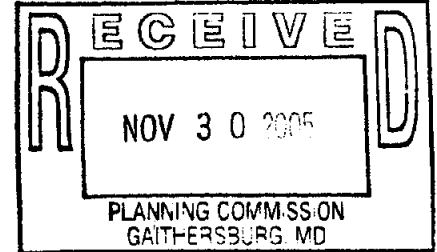
**Macris, Hendricks and Glascock, P.A.**  
Engineers · Planners · Surveyors · Landscape Architects

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279  
Phone 301.670.0840  
Fax 301.948.0693  
www.mhghpa.com



November 30, 2005

Mrs. Trudy Schwarz  
City of Gaithersburg  
Planning & Zoning  
31 South Summit Avenue  
Gaithersburg, MD 20877



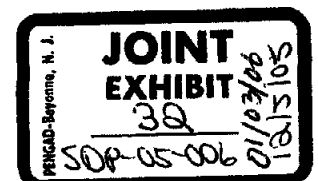
Re: Washingtonian Center  
Parcel K/Block C  
SDP #05-006  
MHG Project No. 2005-138

Dear Mrs. Schwarz

On behalf of the applicant, The Morgan Group Incorporated, the Applicant hereby requests a waiver of the parking requirement imposed by Section 24-222A(1) of the City of Gaithersburg Zoning Code. If granted, the waiver would reduce the number of on-site parking required from 1,715 to 1,324 spaces.

Presently the City has a provision in the Zoning Code(Section 24-219( c )) for parking credits with shared parking for developments containing a combination of the following uses: Industrial, Office, Warehouse, General Retail, Hotel/Motel, three classifications of restaurants, Commercial Recreation establishments, and Theaters. The Zoning Code does not however, make provision for parking credits with mixed use projects containing multifamily residential units. The experience of the development team (which we believe mirrors the city's own observations) is that the integration of residential and non-residential uses causes a significant reduction in actual parking required, a phenomenon recognized in the shared parking provisions of the Montgomery County Zoning Ordinance (see attached). Accordingly, the application of a 50% parking credit during weekend day hours similar to mixed use credit tables contained in the Montgomery County Zoning Ordinance (see attached) has been used to calculate the parking actually required for the "Washington 10" project.

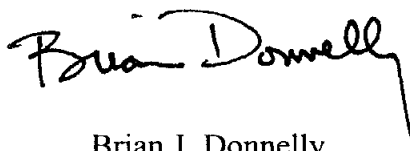
The proposed development is a mixed use project containing office, multifamily residential, general retail, and restaurants. The project has been designed to create a pedestrian oriented environment and anticipates a significant amount of foot traffic from surrounding Washingtonian Center and users within the development. Hence, we feel that application of a 50% parking credit, a percentage accepted by other Jurisdictions, is warranted in this instance.



Mrs. Trudy Schwarz  
City of Gaithersburg  
Re: Washingtonian Center  
November 30, 2005  
Page 2 of 2

Please consider the request for a reduction in the number of required parking spaces and feel free to contact our office with any general questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Brian Donnelly". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Brian J. Donnelly

L009BD

MONTGOMERY COUNTY CODE  
ZONING ORDINANCE  
Chapter 59

§59-E-3.1

Article 59-E

DIVISION 59-E-3. NUMBER OF SPACES REQUIRED.\*

Sec. 59-E-3.1. Mixed uses.

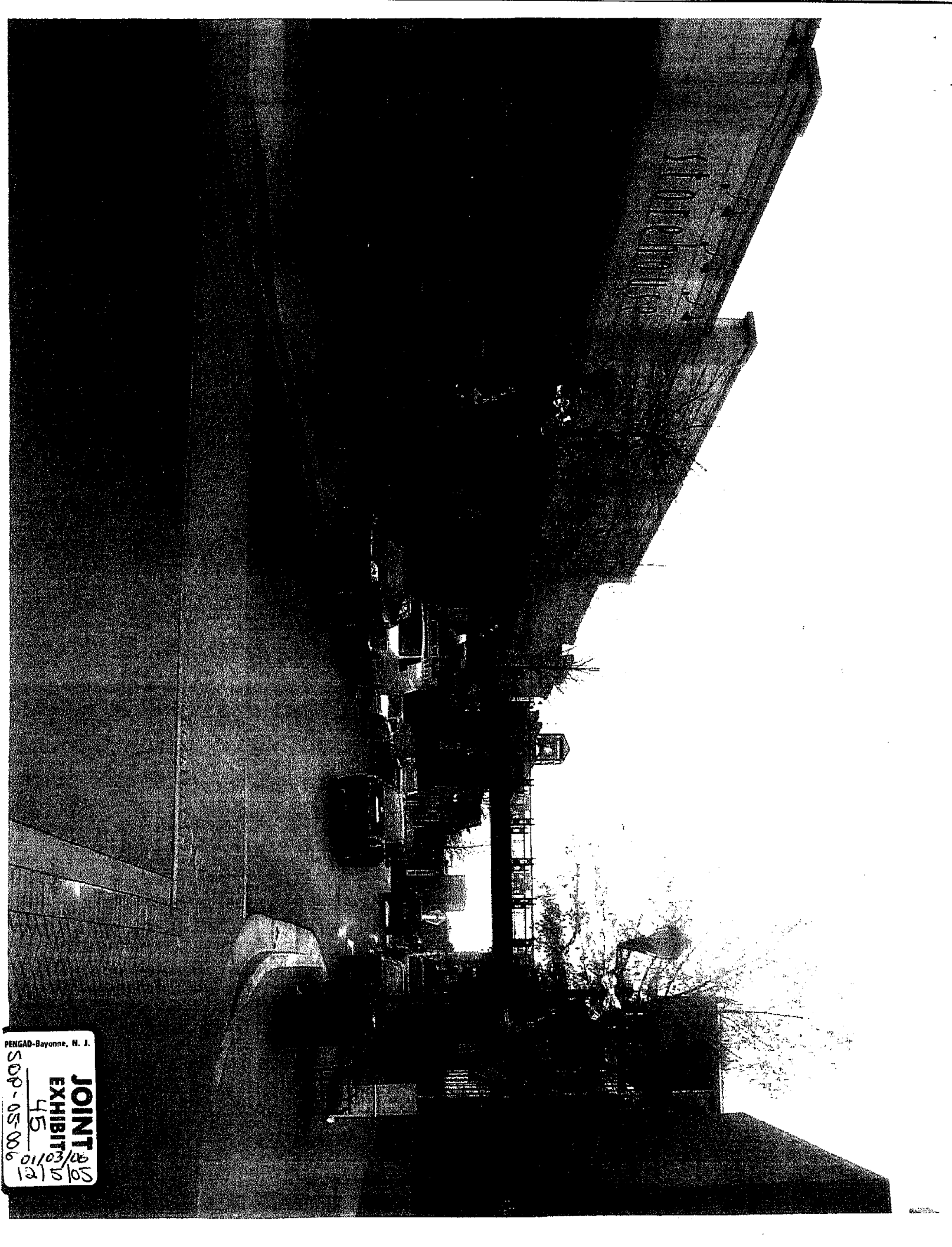
- (a) When any land or building is under the same ownership or under a joint use agreement and is used for 2 or more purposes, the number of parking spaces is computed by multiplying the minimum amount of parking normally required for each land use by the appropriate percentage as shown in the following parking credit schedule for each of the 5 time periods shown. The number of parking spaces required is determined by totaling the resulting numbers in each column; the column total that generates the highest number of parking spaces then becomes the parking requirement.

	<i>Weekday</i>		<i>Weekend</i>		<i>Nighttime</i>
	Daytime (6 am—6 pm)	Evening (6 pm—midnight)	Daytime (6 am—6 pm)	Evening (6 am—midnight)	(Midnight—6 am)
Office/Industrial	100%	10%	10%	5%	5%
General Retail	60%	90%	100%	70%	5%
Hotel, Motel, Inn	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Indoor or Legitimate Theater, Commercial Recreational Establishment	40%	100%	80%	100%	10%
Meeting Center	50% <sup>1</sup>	100%	100%	100%	10%
Multi-family dwellings in Commercial Districts	50%	100%	100%	100%	100%
Personal Living Quarters	50%	100%	100%	100%	100%
All Other Uses	100%	100%	100%	100%	100%

<sup>1</sup>The Board of Appeals may reduce this parking requirement in areas where public parking is available or when the meeting center will be utilized only by other commercial or industrial uses which are located within 800 feet of the meeting center and provide their own parking spaces.

\*Editor's note—Section 59-E-1 [formerly §111-27] is interpreted in Galblum v. Board of Appeals of Montgomery County, 258 Md. 168, 265 A.2d 232 (1970). Section 59-E-1 [formerly §104-20] is discussed in Beall v. Montgomery County Council, 240 Md. 77, 212 A.2d 751 (1965).

PENGAD-Bayonne, N. J.  
JOINT  
EXHIBIT  
45  
01/03/06  
12/5/05





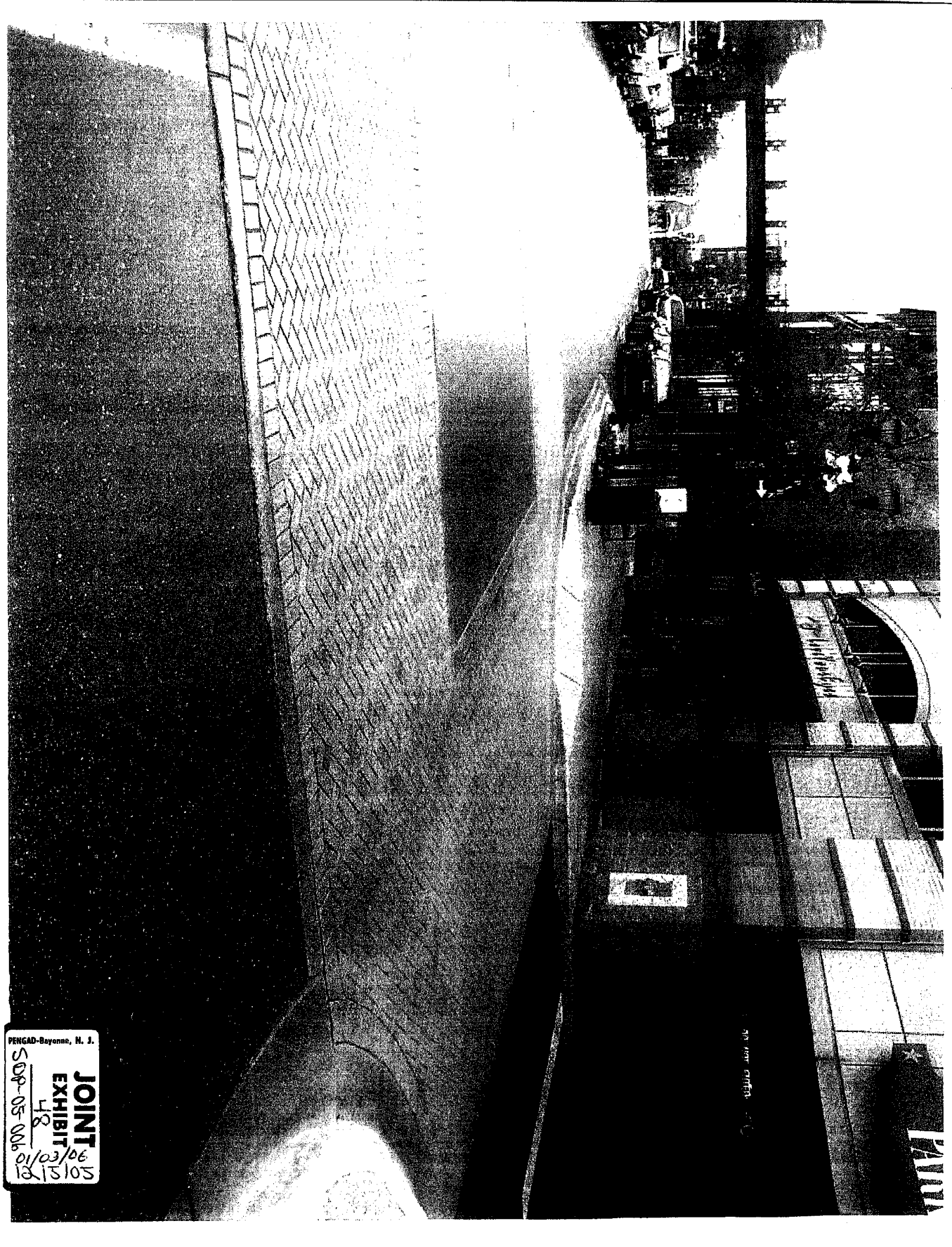
PENGAD-Bayonne, N. J.

**JOINT**  
**EXHIBIT**  
46  
12/15/06  
508-05-005



PENGAD-Bayonne, N. J.

JOINT  
EXHIBIT  
47  
92/03/06  
12/10/01



PENGAD-Bayonne, N. J.

509-05-006  
12/15/01  
01/03/06  
48  
EXHIBIT  
JOINT

5015/21  
90/03/02  
49  
JOINT  
EXHIBIT  
SDP-05-009  
PENGAD-Bayonne, N. J.





PERGAD-Bayonne, N. J.  
**JOINT  
EXHIBIT**  
50  
SDP-05-00  
6/12/05  
12/15/05



PENGAD-Bayonne, N. J.

**JOINT  
EXHIBIT**  
51  
a/63/06  
12/5/05

SDP-05-009

JOINT  
EXHIBIT  
SDP-05-08  
12/31/08  
90/10/10  
PENGAD-Bayonne, N. J.



PENGAD-Bayonne, N. J.

50-15-00  
50  
501/03/06  
12/5/05

**JOINT  
EXHIBIT**

ENGAD-Rayonne, N. J.

JOINT  
EXHIBIT  
54  
501/03/06  
215105



# MAYOR & COUNCIL AGENDA COVER SHEET

## MEETING DATE:

December 5, 2005

## CALL TO PODIUM:

Trudy Schwarz, Community  
Planning Director

## RESPONSIBLE STAFF:

Trudy Schwarz, Community  
Planning Director

## AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

## PUBLIC HEARING HISTORY:

(Please complete this section if agenda item  
is a public hearing)

Introduced	
Advertised	11/16/2005
	11/23/2005
Hearing Date	12/05/2005
Record Held Open	
Policy Discussion	



## TITLE: SDP-05-006

This is a proposal for amendment to schematic development plan approval (SDP) for 147,848 square feet of office use, 55,211 square feet of office/retail/restaurant use and 348 multi-family condominiums with structured parking. The subject property is located in the Washingtonian Center, Parcel K, on Washingtonian Boulevard, south of the Springhill Suites Hotel and north of Negola's Ark Veterinary Hospital and is in the Mixed Use Development (MXD) Zone.

## SUPPORTING BACKGROUND:

This is a proposal to amend the existing SDP by changing the approved 300,000 square feet (sq. ft.) of *office use* and the associated parking structure to 348 *multi-family dwellings use*, 147,848 square feet of *office use*, and 55,211 square feet of *office/retail/restaurant use* on 7.39 acres.

**Background:** The subject property was annexed into the City as part of the Washingtonian (X-159) in 1991. The SDP (Exhibit I), which was part of the annexation agreement, designated this area for two 200,000-400,000 sq. ft. office buildings and a three-to-five level parking deck. In 1996, the M&CC reviewed SDP-W1, which included the subject property. The request was for Residence Inn, 84 townhouses and 302 apartments. This request was modified by the applicant (at the guidance of the M&CC and PC) to only approve the Residence Inn. The proposed apartments encompassed the subject area and the property of the Springfield Suites Hotel (i.e. that is 302 units on 10.3 acres). At that time, the City was conducting the Neighborhood 3 Master Plan and adopted land use of *commercial/industrial-research-office and institutional* for the 10.3 acres. In 1998, the M&CC approved SDP-W4 - a 180-room hotel (the Springfield Suites Hotel) and 190,000 sq. ft. and 160,000 sq. ft. office buildings and a parking structure for the 10.3 acres. An amendment to the annexation agreement was included as part of SDP-W4. Since then, the Planning Commission has approved a Final Site Plan for the offices (SP-02-0001) and an Amendment to Final Site Plan (AFP-02-038) for offices.

A Joint Public Hearing was held on May 16, 2005, to replace the office space with 475 Apartments, SDP-05-001. A Joint Work Session was held on July 25, 2005 in which the applicant presented a mixed use development. He was advised to resubmit for a new joint public hearing.

Attached:

Index of Memoranda and Exhibits identified in **bold**.

## DESIRED OUTCOME:

Conduct hearing

Both Planning Commission and the Council keep the record open indefinitely



December 7, 2005

Karey Major, Law Section  
The Gaithersburg Gazette  
PO Box Caller 6006  
Gaithersburg, Maryland 20884

Dear Ms. Major,

Please publish the following legal advertisement in the **December 14 and 21, 2005**, issues of the *Gaithersburg Gazette*.

Sincerely,

Trudy Schwarz, Community Planning Director  
Planning and Code Administration

ASSIGN CODE: SDP-05-006 Acct #133649

**NOTICE OF JOINT PUBLIC HEARING  
NEW HEARING DATE**

The Mayor and Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan application SDP-05-006, filed by Jody Kline of Miller, Miller and Canby, on behalf of The Morgan Group, Inc., on

**TUESDAY  
JANUARY 3, 2006  
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests schematic development approval (SDP) for 147,848 square feet of office use, 55,211 square feet of office/retail/restaurant use and 348 multi-family condominiums with structured parking. The subject property is located in the Washingtonian Center, Parcel K, on Washingtonian Boulevard, south of the Springhill Suites Hotel and north of Negola's Ark Veterinary Hospital and is in the Mixed Use Development (MXD) Zone.

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

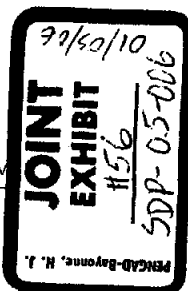
Trudy Schwarz, Community Planning Director  
Planning and Code Administration  
tws

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitersburgmd.gov • www.gaitersburgmd.gov

MAYOR  
Sidney A. Katz

COUNCIL MEMBERS  
Stanley J. Alster,  
Geraldine E. Edens,  
Henry F. Marraffa, Jr.  
John B. Schlichting  
Michael A. Sesma

CITY MANAGER  
David B. Hampton





CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

**NOTICE OF JOINT PUBLIC HEARING- ~~RESCHEDULED~~**

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

**Meeting:** MAYOR AND CITY COUNCIL  
**Application Type:** SCHEMATIC DEVELOPMENT PLAN  
**File Number:** SDP-05-006  
**Location:** WASHINGTONIAN CENTER – PARCEL K  
**Applicant:** JODY KLINE, ESQ., MILLER, MILLER AND CANBY FOR  
THE MORGAN GROUP, INC.  
**Development:** MIXED USE DEVELOPMENT  
**Day/ Date/Time:** TUESDAY, JANUARY 3, 2006, AT 7:30 P.M.  
**Place:** COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE

**\*\*\*IMPORTANT\*\*\***

This is a proposal for schematic development plan approval (SDP) for 147,848 square feet of office use, 55,211 square feet of office/retail/restaurant use and 348 multi-family condominiums with structured parking. The subject property is located in the Washingtonian Center, Parcel K, on Washingtonian Boulevard, south of the Springhill Suites Hotel and north of Negola's Ark Veterinary Hospital and is in the Mixed Use Development (MXD) Zone. This is the first public hearing in a series of public opportunities to participate. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.gaithersburgmd.gov>.

CITY OF GAITHERSBURG

By:



Trudy Schwarz, Community Planning Dir.  
Planning and Code Administration

**SEE LOCATION MAP ON REVERSE SIDE**



**NOTICES SENT THIS 8<sup>th</sup> OF DECEMBER, 2005, TO:**

**APPLICANT AND INTERESTED PARTIES**

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

**MAYOR AND COUNCIL**

**PLANNING COMMISSION**

**CITY STAFF**

David B. Humpton, City Manager

Frederick J. Felton, Assistant City Manager

Tony Tomasello, Assistant City Manager

Cathy Borten, City Attorney

Britta Monaco, Public Information Director

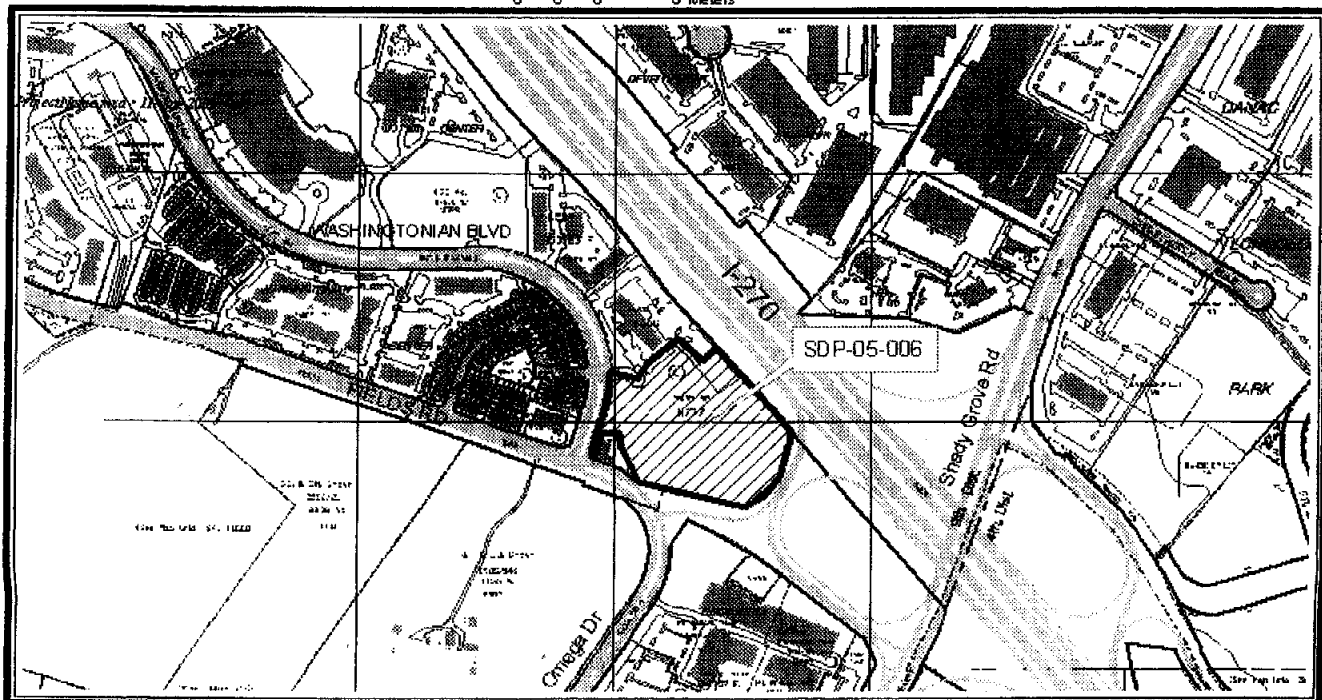
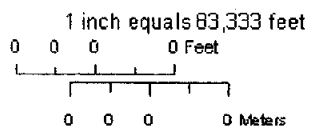
Doris Stokes, Administrative Assistant

Jeff Baldwin, City Web Administrator (via email)


**LOCATION MAP**

Washingtonian Ten

SDP-05-006



MEMORANDUM TO: Trudy Schwarz, Community Planning Director

FROM: Ivan J. Humberson, Fire Marshal 

DATE: December 13, 2005

SUBJECT: Washingtonian South / Washingtonian Ten Development

I have reviewed the concept plans for the above referenced project and have found some problems with Emergency Vehicle access. The original plans submitted by the developer showed a half-circle shaped building that had no fire department vehicle access other than the I-270 exit ramp, which is not acceptable. The fire department access from the proposed streets in this development have distances in excess of those allowed by the Fire Code. Cliff Lee and I have met with Mark Drake and some other personnel with the Preston Partnership to discuss their options regarding meeting the emergency vehicle access requirements. Since that meeting, the Preston Partnership sent us a plan via email that they are proposing a rearrangement of the fire wall that separates the two "buildings" within the half-circle portion of the project and the addition of a fire lane at the border of the property along the I-270 right-of-way.

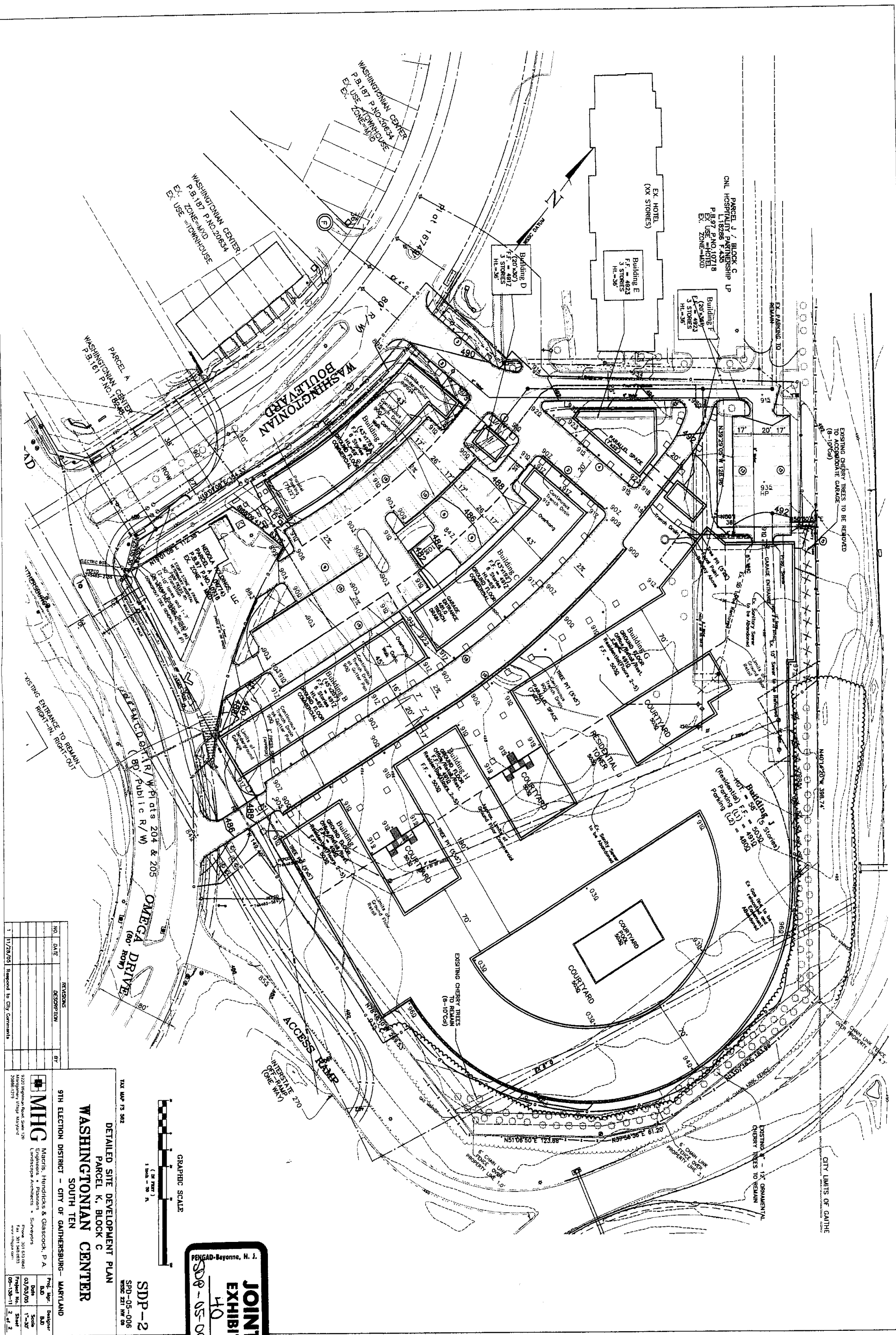
I am concerned about the marginal emergency vehicle access at this project even if they can come up with an arrangement to satisfy State Highway and the City of Gaithersburg requirements for this addition of a fire lane along I-270. Even though it would be in compliance with the Fire Code, it would be just within the **bare minimum** requirements. For a residential occupancy, it is my opinion that something more than the bare minimum should be provided – especially considering that 85% of fire deaths occur in residential occupancies.

I would strongly suggest and recommend that we do whatever possible to get the developers and architects to reconsider their designs to arrange the buildings in a fashion that will facilitate emergency vehicle access to a larger percentage of the building perimeter. This will not only allow them more leeway with the building code for the areas of the buildings between the fire walls, but it will lessen the distances that emergency personnel will be required to travel on foot to reach an emergency in a remote portion of the structure, and thus reduce the time it takes emergency personnel to get to the emergency at hand. I realize that the number of residential units may be reduced or the construction cost will go up considerably if the building is built higher to keep the same number of units, but that may very well be what needs to be done to make this a project that is as safe as possible for the people that will be living there.


ijh/ijh







NO.	DATE	REVISIONS	BY
1	11/29/05	Revised to City Comments	



**MACRIS, HENDRICKS & GLASCOCK, P.A.**  
Engineers • Planners  
Landscape Architects • Surveyors  
13220 Westpark Road, Suite 120  
Washington, Virginia 22190  
Phone: 703.670.8800  
Fax: 703.670.8801  
www.mhg.com

**SDP-2**  
SDP-05-006  
RCS 221 NW 00

**WASHINGTONIAN CENTER**  
PARCEL K, BLOCK C  
SOUTH TEN  
9TH ELECTION DISTRICT - CITY OF GAITHERSBURG - MARYLAND

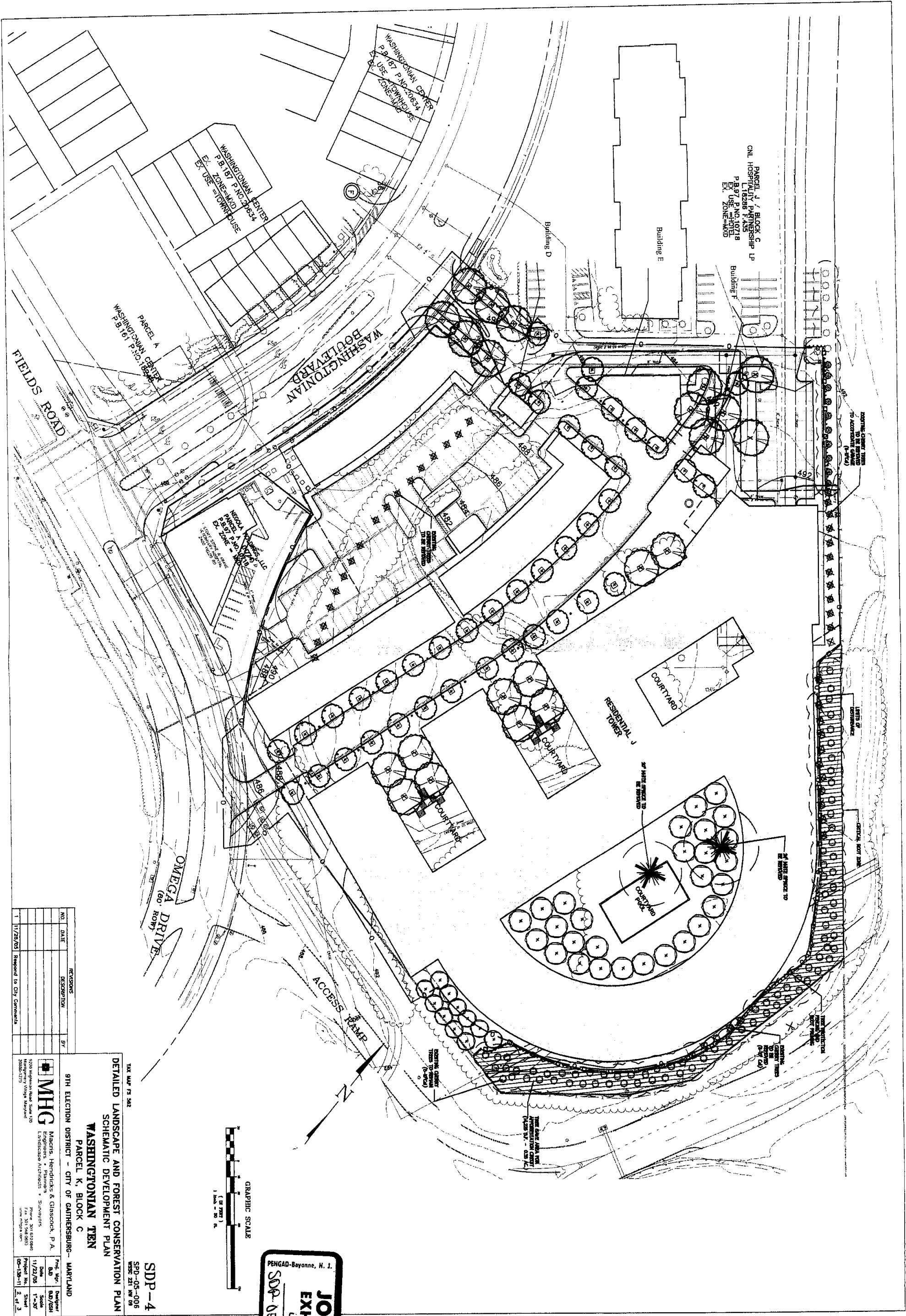
GRAPHIC SCALE  
1" = 20' (1" = 20' x 1")

SDP-2  
SDP-05-006  
RCS 221 NW 00

**JOINT EXHIBIT**  
40  
01/03/06  
12/15/05

PENGAD-Bayonne, N. J.





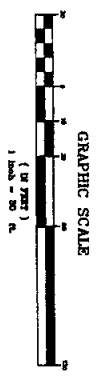
NO.	DATE	REVISIONS	DESCRIPTION	BY
1	11/28/05	Revised to City Comments		

**SDP-4**  
SDP-05-006  
REVISED 11/28/05

**DETAILED LANDSCAPE AND FOREST CONSERVATION PLAN**  
**SCHEMATIC DEVELOPMENT PLAN**  
**WASHINGTONIAN TEN**  
**PARCEL K, BLOCK C**  
**9TH ELECTION DISTRICT - CITY OF GAITHERSBURG - MARYLAND**

**MHG**  
MARRIS, HENDRICKS & GLASCOCK, P.A.  
Engineers • Planners  
Landscape Architects • Surveyors  
13200 Washington Road, Suite 120  
Gaithersburg, Maryland 20878-2725  
Phone: 301.948.0800  
Fax: 301.948.0803  
www.mhg.com

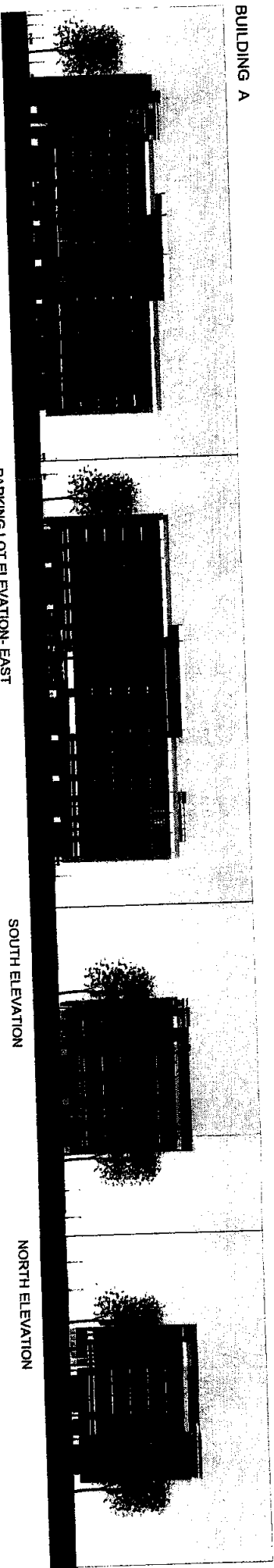
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Date **11/22/05**  
Scale **1"=50'**  
Project No. **SDP-05-006**  
Sheet **2 of 3**



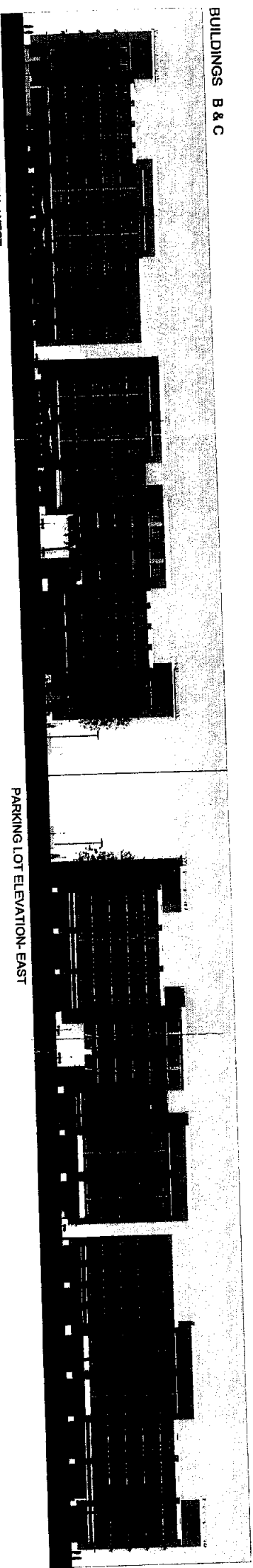
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**42**  
**10/03/06**  
**10/15/06**  
**SDP-05-006**  
**PENGAD-Bayonne, N. J.**



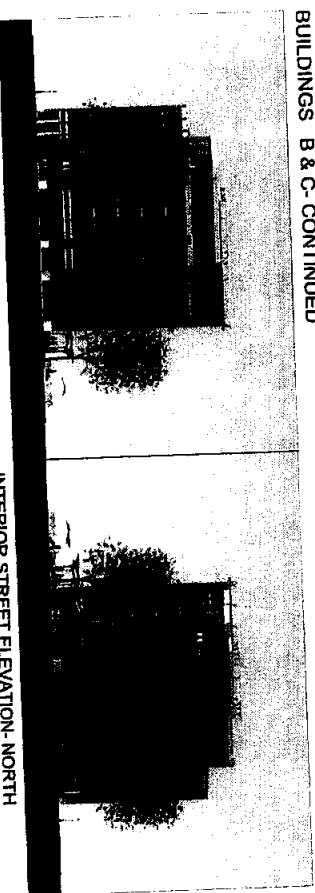
BUILDING A



BUILDINGS B & C



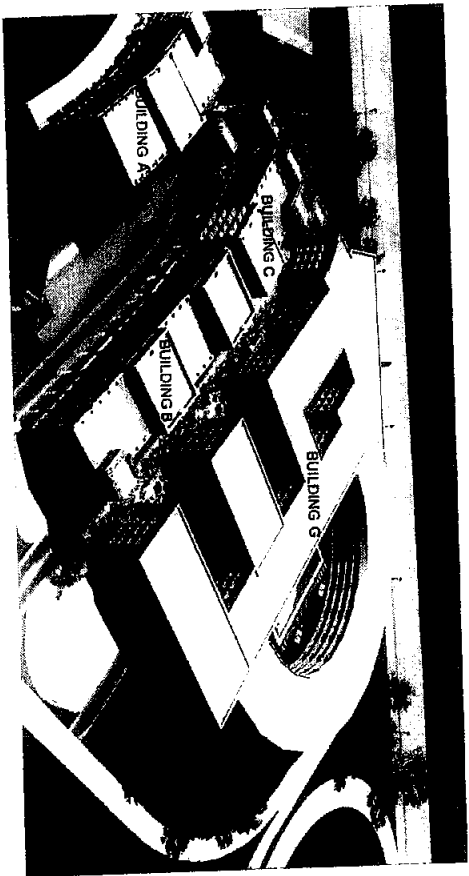
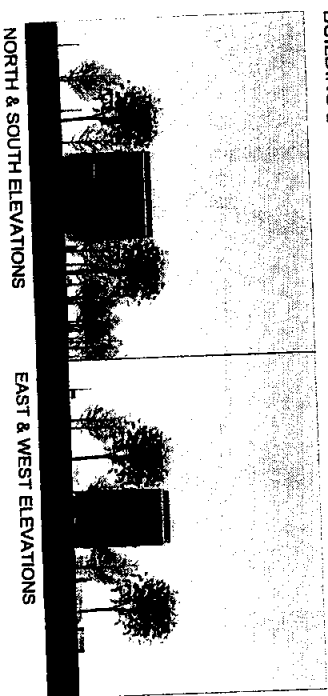
BUILDINGS B & C- CONTINUED



FIELDS ROAD ELEVATION- SOUTH

INTERIOR STREET ELEVATION- NORTH

BUILDING D



SCALE: 1"=30'

0 15 30 60 75

WASHINGTONIAN 10  
SCHEMATIC ELEVATIONS

DUANY PLATER - ZYBERK & COMPANY  
320 FIREHOUSE LANE, GAITHERSBURG, MD 20878 T 301.944.8222 F 301.873.8227

JOB NO.  
0518

SEAL

ANDRES M. DUANY  
FLORIDA REGISTRATION NO. A00022001

ELIZABETH PLATER - ZYBERK  
FLORIDA REGISTRATION NO. A0000076

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CONSENT OF THE ARCHITECTS.

PENGAD-Beyonne, N. J.

509-05006

JOINT EXHIBIT

44

01/03/06

12/15/06

U1

TITLE

DATE  
11.28.05

REVISIONS

SHEET NO

U1